



**FIRST - TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)**

Case Reference : **TR/LON/OOBB/MNR/2024/0370**

Property : **76 Corporation Street London E15
3HD**

Tenant : **Dana Maduta**

Landlord : **Chien Van Duong C/O Lexingtons
Property Management and
Maintenance Ltd**

Date of Objection : **17 July 2024**

Type of Application : **Determination of a Market Rent
sections 13 & 14 of the Housing Act
1988**

Tribunal : **R Waterhouse FRICS
O Miller**

Hearing followed by Inspection

**Date of Summary
Reasons** : **29 November 2024**

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DECISION

**The Tribunal determines a rent of £1750 per calendar month with
effect from 29 November 2024**

SUMMARY REASONS

Background

1. On **31 May 2024** the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of **£1800.00 per month** in place of the existing rent of **£ 1300.00 per month** to take effect from **19 July 2024**.
2. On **17 July 2024** under Section 13(4)(a) of the Housing Act 1988, the Tenant referred the Landlord's notice proposing a new rent to the Tribunal for determination of a market rent. The Tenant's referral was received by the Tribunal on **17 July 2024**.

Inspection

3. The Tribunal did inspect the property and found a mid-terrace house with two bedrooms, living room, kitchen, utility area and bathroom/WC and a garden.

The house has double glazing and central heating. There are two rooms each of double bedroom size.

Evidence

4. For the Respondent did not attend the hearing and the tribunal relies on papers.

The Applicant submitted with the Application a written submission dated 17 July 2024, covering a chronology of the occupation including repairs and improvements. The Applicant submitted that over the course of the tenancy work has been carried out to the property including but not limited to replacement of carpets with engineered flooring in addition of cupboards, plaster repairs and decoration. The general approach to these works has been the landlord pays for the materials and the tenant provides the labour either directly or sourcing outside assistance.

In terms of rental levels, the tenant noted that they were aware of a property in the vicinity whose rent had changed from 1800 to £2100 per month this was a four-bedroom house. Additionally, the tenant was aware of a 3-bedroom house with a rent set at £1650 per month. The tenant noted that they had been paying £1300 since 2016 and in their view the correct level of rent given the works carried out by tenant should be £1400.

Valuation

5. Having consideration of the comparable evidence proved by the parties and of our own expert, general knowledge of rental values in the area, we consider that the open market rent for the property in good tenantable condition would be in the region of £2050.00 per month.

6. The property, however, is not in that condition and so a £300.00 per month is deducted giving £1750 per month.

Decision

7. The Tribunal therefore determined that the rent at which the subject property might reasonably be expected to be let in the open market by a willing Landlord under an assured tenancy was £1750 per month.

The tenant in their submission mentions and applies for hardship and requests the effective date of the rent increase moved forward. The Tribunal understands the tenant is not in employment and is in receipt of universal credit. The Tribunal determines there would be hardship if the tenant was required to address a back dated increase, the date of the increase is therefore determined on 29 November 2024.

8. The Tribunal directs the new rent of **£1750 per month** to take effect on **29 November 2024**.

Chairman: R Waterhouse FRICS
Date: 29 November 2024

APPEAL PROVISIONS

These summary reasons are provided to give the parties an indication as to how the Tribunal made its decision. If either party wishes to appeal this decision, they should first make a request for full reasons and the details of how to appeal will be set out in the full reasons. Any request for full reasons should be made within a month. Any subsequent application for permission to appeal should be made on Form RP PTA.