



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

**Case Reference** : **HAV/00HP/MNR/2024/0510**

**Property** : **Flat 4  
Stephanie Court  
73 Poole Road  
Poole  
Dorset  
BH16 5HZ**

**Tenant** : **Ms L Somerville-Doland**

**Representative** : **None**

**Landlords** : **Mr M & Mrs T Pedrini**

**Representative** : **R S property Solutions**

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

**Tribunal Members** : **Mr I R Perry FRICS  
Mr J S Reichel MRICS**

**Date of Application** : **23<sup>rd</sup> August 2024**

**Date of Summary  
Reasons** : **21<sup>st</sup> October 2024**

---

**DECISION**

**The Tribunal determines a rent of £1,100 per calendar month with effect from 9<sup>th</sup> September 2024.**

---

## **SUMMARY REASONS**

### **Background**

1. On 12<sup>th</sup> July 2024 the Landlords' Agent served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,100 per month in place of the existing rent of £950 per month to take effect from 9<sup>th</sup> September 2024.
2. On 23<sup>rd</sup> August 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.

### **Inspection**

3. The Tribunal did not inspect the property but considered this case based on the papers provided by the parties and information freely available on the internet.

### **Evidence**

4. There were no written submissions from either party.

### **Determination and Valuation**

5. Having given consideration to the comments made by the Landlords' Agent which accompanied the Notice proposing the new rent, and of its own expert, general knowledge of rental values in the area, the Tribunal determines that the open market rent for the property in good tenable condition would be in the region of £1,100 per calendar month.
6. Such a tenancy would normally include white goods, carpets and curtains/blinds to all be provided by the Landlord. The Tribunal received no evidence or representation that the property was not let in such condition or that the property was in a condition that would not justify such a rent.
7. The Tribunal therefore decided that the rent at which the subject property might reasonably be expected to be let in the open market by a willing Landlord under the terms of this assured tenancy was £1,100 per month.
8. The Tenant made no representation that the starting date for the new rent specified in the Landlord's notice would cause the Tenant undue hardship.
9. Accordingly, the Tribunal directed that the new rent of £1,100 per month should take effect from 9<sup>th</sup> September 2024 this being the date specified in the notice.

### **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

**HAV/00HP/MNR/2024/0510**

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.