



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

**Case Reference** : **LON/00BB/MNR/2024/0709**

**Property** : **61 Upperton Road West, London, E13  
9LT**

**Tenant** : **Ms L Baciliunaite**

**Landlord** : **Dr M S Jaffar**

**Date of Application** : **5 November 2024**

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

**Tribunal Members** : **Mr O Dowty MRICS  
Mr C Piarroux**

**Date of Summary  
Reasons** : **18 March 2025**

---

**DECISION**

**The Tribunal determines a rent of £1,805 per calendar month with effect from 17 November 2024.**

## SUMMARY REASONS

### Background

1. On 27 September 2024 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,900 in place of the existing rent of £1,750 per month to take effect from 17 November 2024.

2. On 5 November 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 the same day.

### Inspection

3. The Tribunal has carried out an inspection of the property on 19 February 2025.

### Evidence

4. The Tribunal has consideration of the written submissions provided by the Tenant and the Landlord.

### Determination and 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 tenable condition would be in the region of £1,850 per calendar month. From this level of rent we have made a deduction of 2.5% to account for the condition of the property, and the lack of a radiator in the kitchen.

6. The full valuation is shown below:

Market Rent	£ 1,850	Per Month
LESS 2.5% Condition and no radiator in kitchen	-£ 46.25	
Total	£1,803.75	
<b>SAY</b>	<b>£1,805</b>	<b>Per Month</b>

7. The Tribunal determines a rent of £1,805 per calendar month.

### Decision

8. 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 £1,805 per calendar month.

9. The Tribunal directs the new rent of £1,805 per month to take effect on 17 November 2024; this being the date as set out in the Landlord's Notice of Increase.

**Chairman:** Mr O Dowty MRICS

**Date:** 18 March 2025

### **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.