



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

Case Reference : **HAV/00ML/MNR/2024/0625**

Property : **Flat 2
16 Victoria Road
Brighton
BN1 3FS**

Applicant Tenant : **Mr Mohammed Moussek**

Representative : **None**

Respondent Landlord : **Dr Peter Sutton**

Representative : **Property Plus Lettings Limited**

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

Tribunal Members : **Mr I R Perry FRICS
Ms C D Barton MRICS**

Date of Application : **23rd August 2024**

Date of Decision : **30th December 2024**

DECISION

The Tribunal determines a rent of £950 per calendar month with effect from 25th September 2024.

SUMMARY REASONS

Background

1. On 20th August 2024 the Landlord's Agent served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £950 per month in place of the existing rent of £900 per month to take effect from 25th September 2024.
2. On 23rd 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. The Tribunal has considered the written submissions provided by the Parties.

Determination and Valuation

5. Having given consideration to the comparable evidence provided by the parties and of its own expert, general knowledge of rental values in the area, the Tribunal did not disagree with the rent proposed by the Landlord that the open market rent for the property in good tenable condition would be £950 per calendar month.
6. Such a tenancy would normally include white goods, carpets, curtains/blinds and associated fittings to all be provided by the Landlord, as they are in this case.
7. 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.
8. Accordingly, the Tribunal directed that the new rent of £950 per month should take effect from 25th 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 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.