



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

**Case Reference** : **LON/00BK/MDR/2025/0002**

**Property** : **Flat 4, 63 Chiltern Street W1U 6NQ**

**Tenant** : **Ali Al-Rawahneh**

**Landlord** : **Chandrika Carroll**

**Date of Objection** : **20 November 2024**

**Type of Application** : **Determination of a Market Rent  
section 22 of the Housing Act 1988**

**Tribunal** : **Mr A Harris LLM FRICS FCI Arb**

**Date of Summary  
Reasons** : **25 March 2025**

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**DECISION**

**The Tribunal determines a rent of £2850 per calendar month with  
effect from 2 August 2024.**

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## **SUMMARY REASONS**

### **Background**

1. From 2 August 2024 the Landlord let the property to the Tenant for a term of one year from and including 2 August 2024 at an initial rent of £2850 per month. The tenant paid a deposit of £3288.45. The flat is said to be furnished but an inventory was not supplied.
2. On 20 November 2024 under Section 22 of the Housing Act 1988, the Tenant requested a determination of the market rent from the Tribunal. The Tenant's referral was received by the Tribunal on 20 November 2024 and therefore within the first 6 months of the tenancy.

### **Inspection**

3. The Tribunal did not inspect the property but considered this case on the basis of the papers provided by the parties.

### **Evidence**

4. There were no written submissions from the parties.

### **Determination and Valuation**

5. No comparable evidence has been proved by the parties and the tribunal has relied on of our own expert, general knowledge of rental values in the area, we consider that the open market rent for the property in the condition and with the amenities the market would expect would be in the region of £2850 per calendar month.
6. The Tribunal determines a rent of £2850 per calendar month

**Chairman: A Harris  
2025**

**Date: 25 March**

### **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 subsequent application for permission to appeal should be made on Form RP PTA.