



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

Case Reference : **LON/00AK/MNR/2025/0608**

Property : **19 Tillotson Road, Enfield, London N9 9AQ**

Tenant : **Kenneth Tugume and Lillian Mirembe**

Landlord : **Raj Sethi and Dr Verinda Sethi**

Date of Objection : **19 November 2024**

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

Tribunal Member : **Mrs S Phillips MRICS Valuer Chair**

Date of Summary Reasons : **26 March 2025**

DECISION

The Tribunal determines a rent of £1,900 per calendar month with effect from 3 December 2024.

SUMMARY REASONS

Background

1. On 28 October 2024 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,900 per month in place of the existing rent of £1,650 per month to take effect from 3 December 2024.
2. On 19 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 19 November 2024.

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. The Tribunal has consideration of the written submissions provided by the Tenant in their application. There were no written submissions from the Landlord.

Determination and Valuation

5. Having consideration 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 £1,900 per calendar month. From the information that was provided, there were no adjustments that the Tribunal felt were needed to this market rent amount.
6. The Tribunal determines a rent of £1,900 per calendar 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 £1,900 per calendar month.

8. The Tribunal directs the new rent of £1,900 to take effect on 3 December 2024, this being the date as set out in the Landlord's Notice of Increase.

Chairman: Mrs S Phillips MRICS

Date: 26 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.