



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

**Case Reference** : **LON/00AK/MNR/2024/0681**

**Property** : **45b Arthur Road, London, N9 9AF**

**Tenant** : **Ms Shoomy Pierre**

**Landlord** : **Mrs Angela Christodoulou**

**Date of Objection** : **11 October 2024**

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

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

**Date of Summary  
Reasons** : **12 August 2025**

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**DECISION**

**The Tribunal determines a rent of £1045.00 per calendar month  
with effect from 14 October 2024.**

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## **SUMMARY REASONS**

### **Background**

1. On 6 September 2024 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £ 1250.00 in place of the existing rent of £ 1150.00 per month to take effect from 14 October 2024
2. On 10 October 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 11 October 2024. In a decision dated 13 June 2025 the tribunal determined it had jurisdiction to determine the market rent.

### **Inspection**

3. The Tribunal did not inspect the property but considered this case on the basis of the papers provided by the parties. The property is a one bedroom converted flat in a Victorian terrace house. Correspondence and photographs show the property has issues with mould caused by poor ventilation with no evidence this has been resolved. Likewise with a vermin infestation.

### **Evidence**

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

### **Determination and Valuation**

5. The Tenant provided details of a single comparable, a one bedroom flat in Verity Court, Charlton Rd N9 which is a modern purpose built flat listed on 12 October 2024 at £1100.00 per month. The tribunal has also 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 £1100.00 per calendar month. From this level of rent we have made adjustments in relation to:
  - a. Mould caused by poor ventilation and vermin infestation
6. The full valuation is shown below:

		PCM	
AST Market rent		£	1,100.00
less condition	5.0%	-£	55.00
		£	1,045.00

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7. The Tribunal determines a rent of £1045.00 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 £1045.00 per calendar month.
9. The Tribunal directs the new rent of £1045.00 to take effect on 14 October 2024 being the date set out in the Landlord's notice.

**Chairman: A Harris**

**Date: 12 August 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 subsequent application for permission to appeal should be made on Form RP PTA.