



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

Case Reference : LON/00AM/MNR/2025/0754

Property : Flat 6A, 90 Britannia Walk, London N1
7NQ

Tenant : Salem Ehtawsh

Landlord : Peabody Trust

Date of Objection : 26 March 2025

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** : 8 September 2025

DECISION

The Tribunal determines a rent of £896.28 excluding services per calendar month with effect from 1 May 2025.

SUMMARY REASONS

Background

1. On 27 February 2025 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £ 896.28 plus services in place of the existing rent of £ 868.49 plus services per month to take effect from 1 May 2025.
2. On 26 March 2025 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 26 March 2025.

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. There were no written submissions from the Landlord.

Determination and Valuation

5. No comparable evidence was provided by the parties. The tribunal relied on our own expert, general knowledge of rental values in the area. We consider that the open market rent for the property in its current condition would be in the region of £896.28 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 £896.28 per calendar month.
9. The Tribunal directs the new rent of £XXX to take effect on 1 May 2025 This being the date as set out in the Landlord's Notice of Increase.

Chairman: A Harris

Date: 8 September 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.

