



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

**Case Reference** : **LON/00AK/MNR/2025/0795**

**Property** : **50 Nouveau House, 34 Fyfield Road  
EN1 3FS**

**Tenant** : **Mr Uzoka Okonyia**

**Landlord** : **Magic Living Limited**

**Date of Objection** : **27 June 2025**

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

**Tribunal** : **Ian B Holdsworth FRICS  
RICS Registered Valuer**

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

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**DECISION**

**The Tribunal determines a rent of £1,500 per calendar month with  
effect from 12 September 2025.**

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## SUMMARY REASONS

### Background

1. On 4 April 2025 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,500 in place of the existing rent of £1,125 per month to take effect from 13 May 2025.
2. 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 on the basis of the papers provided by the parties.

### Evidence

4. The Tribunal has consideration of the written submissions provided by the Tenant and the Landlord.

### Determination and Valuation

5. Having consideration of the comparable evidence proved by the parties and of our own expert, general knowledge of rental values in the area, we consider that the open market rent for the property in its would be in the region of £1,530 per calendar month. From this level of rent we have made adjustments to reflect any tenant improvements, tenant furniture and floor coverings, dilapidation and obsolescence at the property.

6. The full valuation is shown below:

| 50 Nouveau House, 34 Fyfield Road EN1 3FS                              |                  |           |                     |                |
|------------------------------------------------------------------------|------------------|-----------|---------------------|----------------|
| Market rent calculation in accordance with Housing Act 1988 Section 13 |                  |           |                     |                |
| Market rent                                                            |                  | £1,530.00 | per month           |                |
| Includes communal heating                                              |                  |           |                     |                |
| <b>Disregards</b>                                                      |                  |           | Deduction per month | Deduction as % |
| Furnished by tenant                                                    |                  |           | £30.60              | 2.00%          |
| <b>Dilapidations/Material rental matters</b>                           |                  |           |                     |                |
| None advised                                                           |                  |           | £0.00               | 0.00%          |
|                                                                        | Adjustment total |           | £30.60              | 2.00%          |
| Adjusted Market Rent                                                   |                  |           | £1,499.40           | per month      |
| Say                                                                    |                  |           | £1,500              | per 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 £1,530 per calendar month.

9. The Tribunal directed the new rent of £1,500 to take effect on 12 September 2025. The Tribunal was satisfied that a starting date of that specified in the Landlord's notice would cause the tenant undue hardship. Details of likely hardship arising from the rent increase were given by the tenant.

**Chairman: Ian B Holdsworth      Date: 12 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.

**You can only appeal if the First-tier Tribunal decision was wrong on one or more points of law and you must say why the First-tier Tribunal was wrong in law.**