



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

Case Reference	:	LON/00BB/MNR/2025/0749
Property	:	180 Sutton Court Road, Plaistow, London E13 9NS
Tenant	:	Muhammed Kashif Farooqi and Shamim Mazish
Landlord	:	Hardip Singh Potiwal through Eazy Homes
Type of Application	:	Section 13 Housing Act 1988
Tribunal Members	:	Judge Dutton Mr. K Ridgeway MRICS
Date and venue of Consideration	:	Paper determination 12 August 2025
Date of Summary Reasons	:	12 August 2025

DECISION

The Tribunal determines a rent of £2,100 per calendar month with effect from 19 April 2025.

SUMMARY REASONS

Background

1. On 5 March 2025 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £2,500 in place of the existing rent of £ 1,900 per month to take effect from 19 April 2025

2. On 18 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 20 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. There were no written submissions from the parties.

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 tenantable condition would be in the region of £2,100 per calendar month. In the absence of any submissions made by either party we do not consider any deductions from this open market rent need be made.
6. The Tribunal determines a rent of £2,100 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 £2,100 per calendar month.
8. The Tribunal directs the new rent of £2,100 to take effect on 19 April 2025 this being the date as set out in the Landlord's Notice of Increase. There is no evidence that this would cause the tenant undue hardship.

Chairman: Judge Dutton

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 request for full reasons should be made within a month. Any subsequent application for permission to appeal should be made on Form RP PTA.