



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

**Case Reference** : **LON/OOAJ/MNR/2025/0938**  
**Property** : **58 Cotton Avenue, London, W3 6YF**  
**Tenant** : **Sabrine Harti**  
**Landlord** : **Ayush Arora**  
**Type of Application** : **Determination of a Market Rent sections 13  
& 14 of the Housing Act 1988**  
**Tribunal** : **Judge Shepherd and Carolyn Barton FRICS**  
  
**Date of Summary** : **24<sup>th</sup> November 2025**

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**DECISION**

**The Tribunal determines a rent of £1725 per calendar month with effect from 9th October 2025.**

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## **SUMMARY REASONS**

### **Background**

1. The Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1796 in place of the existing rent of £1695 per calendar month to take effect from 22<sup>nd</sup> August 2025.
2. Pursuant to 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.

### **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. The landlord indicated that he/she was going to take no part in the proceedings.

### **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 good tenantable condition is £1725 pcm.

### **Decision**

6. 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 £1725 pcm.
7. The Tribunal directs the new rent of £1725 to take effect on 9<sup>th</sup> October 2025

**Chairman: Judge Shepherd**

**24<sup>th</sup> November 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.