



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

Case Reference : **GB/LON/00AZ/MNR/2025/0776**

Property : **Flat B, 39 Brownhill Road,
London, SE6 2HB.**

Tenant : **Siana Harris**

Landlord : **Margaret Ekun**

Type of Application : **Section 13 Housing Act 1988**

Tribunal Members : **R Waterhouse FRICS**

**Date and venue of
Consideration** : **Determination on papers with no
inspection.**

Date of Full Reasons : **23 September 2025**

DECISION

The Tribunal determines a rent of £1700.00 per month with effect from 1 May 2024.

Full REASONS

Background

1. On **26 February 2024** the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of **£1750.00 per month** in place of the existing rent of **£1500.00 per month** to take effect from **1 May 2024**.

2. On **30 April 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 **30 April 2024**. A copy of a tenancy agreement was supplied, as was a copy of the Notice of Increase of Rent.

3. The determination was carried out on the papers and no inspection was undertaken.

Property Description

4. The property was described in the application form as comprising one living room, one kitchen, one bathroom, and two bedrooms. The tribunal has not inspected the property.

Submissions

Applicant tenant submissions

5. The applicant provided evidence from a number of sources.

The application form noted that the property has a garden, but the tenant submits they have been unable to use it owing to debris in the garden belonging to the landlord and the landlords visiting the garden,

From the application form the tenant notes the contractual tenancy runs from 5 August 2021 to 5 August 2023, and the tenant is currently holding over.

In terms of condition the tenant notes from the application form; "the property was and continues to be in great disrepair- mould, damp, mouse infestation, and general poor state of property. Completely un-refurbished- alot has been spent in trying to simply do the basics before there was an attempt to make it a home at my expense ... The living room floor was completely replaced, both bedroom floors were broken in places, dangerous too – I had carpets fitted in

both, fitted a stair carpet for the four steps in the property and throughout all hallways, bathroom and kitchen a lino was fitted. “

In addition, the tenant notes replacement of toilet seat, painting of tiles and issues with mould.

Respondent Landlords Submission

The tribunal has received no submissions from the landlord.

Determination and Valuation

The tribunal first considered what the property would rent for if in good tenable condition.

In the absence of evidence of rental submissions from the parties the tribunal being an expert tribunal drew on its expertise of rental figures in the vicinity.

The tribunal determines that if the accommodation were in good tenantable condition, then it would attract a rent of £2000.00 per month.

From the description of the property, unchallenged by the Respondent Landlord the tribunal makes a deduction of 15%.

The tribunal determines that after the application of 15% the rent determined is £1700.00 per month.

Hardship

The Notice of increase identifies the start date for the new rent as 1 May 2024.

The tribunal has not received any submissions on the question of hardship and so determines the rent determined should have effect from 1 May 2024.

Chairman: R Waterhouse FRICS Date: 23 September 2025

Appeal to the Upper Tribunal

A person wishing to appeal this decision to the Upper Tribunal (Property Chamber) on a point of law must seek permission to do so by making a written application to the First-tier Tribunal at the Regional Office which has been dealing with the case which application must:

- a. be received by the said office within 28 days after the Tribunal sends to the person making the application written reasons for the decision.
- b. identify the decision of the Tribunal to which it relates, state the grounds of appeal, and state the result the party making the application is seeking.

If the application is not received within the 28 –day time limit, it must include a request for an extension of time and the reason for it not complying with the 28- day time limit; the Tribunal will then decide whether to extend time or not to allow the application for permission to appeal to proceed.