



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

**Case Reference** : **LON/00AJ/MNR/2025/0893**

**Property** : **Flat 7, 28 Castlebar Park, London  
W5 1BU**

**Tenant** : **Sondos Ismaeel**

**Landlord** : **Mr Bharat Kumar & Mrs  
Meenakshi Kumar**

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

**Tribunal Members** : **Mrs S Phillips MRICS**

**Date and venue of  
Consideration** : **22 December 2025  
10 Alfred Place, London WC1E  
7LR**

**Date of Summary  
Reasons** : **22 December 2025**

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**DECISION**

**The Tribunal determines a rent of £1,600 per calendar month with effect from 6 August 2025.**

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## **SUMMARY REASONS**

### **Background**

1. On 11 June 2025 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,700 in place of the existing rent of £1,500 per month to take effect from 6 August 2025.
2. On 11 July 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 11 July 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 and the Landlord.

### **Determination and Valuation**

5. Having consideration of the comparable evidence provided 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 tenable condition would be in the region of £1,600 per calendar month.
6. Whilst the Tenant made several written submissions relating to concerns over the cleanliness of the flat and noise from others in the building, the Tribunal does not see these as any grounds or justification for any adjustments to be made to the rent. There are therefore no adjustments being made to the amount of £1,600.
7. The Tribunal determines a rent of £1,600 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 £1,600 per calendar month.

9. The Tribunal directs the new rent of £1,600 to take effect on 6 August 2025. This being the date as set out in the Landlord's Notice of Increase.

**Chairman: Mrs S Phillips MRICS      Date: 22 December 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.