



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

Case reference	:	CAM/26UJ/MNR/2025/0801
Property	:	188D Watford Road, Croxley Green, Watford, WD3 3DB
Applicant	:	Rhoda Wagg
Respondent Landlord	:	Nitin Bhayani
Type of application	:	Determination of Market Rent – Housing Act 1988
Tribunal	:	Mary Hardman FRICS IRRV(Hons)
Date of decision	:	5 January 2026

NOTICE OF DECISION TO STRIKE OUT A CASE

Decision

These proceedings are hereby struck out under rule 9(2) of the Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013 (the “**Rules**”).

Reasons

1. On 21 November 2025, the tribunal received an application from the applicant tenant for a determination of market rent under section 13(4) of the Housing Act 1988.
2. On 25 November 2025, the tribunal wrote to the parties noting that the Tribunal's preliminary opinion was that it may not have jurisdiction to consider the matter because the landlord's notice proposing a new rent may be defective, as it does not appear to take effect at the commencement of a new period of the tenancy. The tenancy agreement states the commencement date is 15 May 2009 whilst the section 13 notice states that the rent starts on 24 November 2025. Parties were

invited to make representations and informed that if the Tribunal decided it did not have jurisdiction it would strike out the application.

3. Neither party has responded. Accordingly, I am satisfied that these proceedings should be struck out as the tribunal does not have jurisdiction in the absence of a valid notice.
4. Accordingly, I strike out the whole of these proceedings under Rule 9(2). This decision will not prevent the applicant from making a new application in future for any matter in respect of which the tribunal has jurisdiction.

Mary Hardman FRICS IRRV(Hons)

5 January 2026

Rights of appeal

By rule 36(2) of the Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013, the tribunal is required to notify the parties about any right of appeal they may have.

If a party wishes to appeal this decision to the Upper Tribunal (Lands Chamber), then a written application for permission must be made to the First-tier Tribunal at the regional office which has been dealing with the case.

The application for permission to appeal must arrive at the regional office within 28 days after the tribunal sends written reasons for the decision to the person making the application.

If the application is not made within the 28-day time limit, such application must include a request for an extension of time and the reason for not complying with the 28-day time limit; the tribunal will then look at such reason(s) and decide whether to allow the application for permission to appeal to proceed, despite not being within the time limit.

The application for permission to appeal must identify the decision of the tribunal to which it relates (i.e. give the date, the property and the case number), state the grounds of appeal and state the result the party making the application is seeking.

If the tribunal refuses to grant permission to appeal, a further application for permission may be made to the Upper Tribunal (Lands Chamber).