



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

Case Reference : **LON/00AC/MNR/2025/0989**

Property : **16 Edrick Road, Burnt Oak, HA8 9HZ**

Tenant : **Eiman Salim**

Landlord : **Charlotte Boaitey**

Date of application : **24 September 2025**

Type of Application : **Determination of a Market Rent
sections 13 & 14 of the Housing Act
1988**

Tribunal : **Tribunal Judge Ian Mohair
Mr K Ridgeway MRICS**

Date of Decision : **27 January 2026**

**Date of Extended
Reasons** : **27 January 2026**

DECISION

The Tribunal determines a rent of £1,800 per calendar month with effect from 20 October 2025

EXTENDED REASONS

Background

1. On or about 12 September 2025 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,700 per month in place of the existing rent of £1,250 per month to take effect from 20 October 2025 for the subject property 16 Edrick Road, Burnt Oak, HA8 9HZ,
2. On or about 24 September 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.

Inspection

3. The Tribunal did not inspect the property but considered this case on the basis of the documentary evidence and the photographic evidence provided by the Landlord.
4. It appears that the property is a mid-terraced house of brick construction under a tiled roof. There is a small front garden which is overgrown and to the rear a long garden with a small patio. Accommodation is comprised of: Ground Floor - Reception/Dining Room, Kitchen. First Floor – Two Bedrooms, WC/Bathroom.

Evidence

5. On 2 December 2025 the Tribunal issued directions to the parties stating that the Tribunal would conduct a determination based on the written representations filed. The Tribunal also informed the parties that they could request a hearing. No such request has been received from either party.
6. The tenant did not file any written submissions. The evidence filed by the landlord consisted of a market appraisal guide prepared by her letting agent, Maxwell Estates, dated 6 January 2026 showing both asking and actual rents of comparable properties in the locality of the subject property. The landlord's evidence included photographic evidence of the interior of the subject property and the garden.

Determination and Valuation

7. Having consideration of our own expert, general knowledge of rental values in the area of Barnet, we consider that the open market rent for the property in its current condition would be in the region of £2,100 per calendar month. The Tribunal considered that the current liability of the tenant to pay Council Tax as part of the rent had an adverse effect on the market rent.
8. The property appears to be in overall good condition and with the benefit of double glazing, central heating and dated fixtures and fittings. The Tribunal, therefore, considered that a further deduction for the overall condition of the property was required.

Decision

9. Accordingly, 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 £1,800 per calendar month.
10. The Tribunal directs the new rent of £1,800 per calendar month to take effect from 20 October 2025, this being the date as set out in the landlord's Notice of Increase. The Tribunal was satisfied that a starting date of that specified in the Landlord's notice would not cause the tenant undue hardship and there was no evidence of this before us.

Judge: Tribunal Judge Mohabir Date: 27 January 2026

APPEAL PROVISIONS

These extended reasons are provided to give the parties an indication as to how the Tribunal made its decision. Any application for permission to appeal should be made on Form RP PTA