



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

Case Reference : **LON/ooBB/MNR/2025/0837**

Property : **Flat 4, 122 Maryland Street, London, E15 1JD**

Tenant : **Paulina Madej**

Landlord : **Habib Choudhury**

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

Tribunal : **Judge Shepherd and Carolyn Barton MRICS**

Date of Summary : **27th November 2025**

DECISION amended under the slip rule on 4th February 2026

The Tribunal determines a rent of £750 per calendar month with effect from 27th November 2025.

SUMMARY REASONS

Background

1. The Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1600 in place of the existing rent of £650 per calendar month to take effect from 13th April 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 inspected the property. It is situated in a well-established residential area with local transport and shopping facilities in the district. The flat is at first floor level. It is one of seven studios, believed to have been converted from a modern four storey end terraced building. It comprises a compact kitchenette/living/bedroom and a small/narrow shower room with WC off. There was evidence of mould and condensation and very dated decorations and fitments.

Evidence

4. The Tribunal also had a hearing and considered written submissions provided by the parties.

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 £1000 pcm.

We made deductions to reflect:

Lack of white goods: 10%

Arrangement and size: 10%

Disrepair: 5%

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 £750 pcm. There is no separate charge for services so that it is assumed that the electricity cost and water charges are included in the rent.

7. The Tribunal directs that the new rent of £750 is the new rent and for reasons of hardship it is to take effect on 27th November 2025.

Chairman: Judge Shepherd

February 2026

1st December 2025 4th

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.