

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	CAM/26UB/MNR/2025/0787
Property	17 Landmead Road, Cheshunt, Hertfordshire, EN8 9HP
Tenant	Y Ozdemir and C Aktas
Tenant's Representative	N/A
Landlord	Y Jafor
Landlord's Address	61 Holly Street, London, E8 3HS
Landlord's Representative	N/A
Date of Application	29 October 2025
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Peter Roberts FRICS CEnv
Date of Decision	11 April 2026
Rent Determined	£2,050 pcm
Date the new rent takes effect	1 December 2025

REASONS FOR THE DECISION

Background

1. On 30 September 2025, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £2,050 per calendar month (pcm) in place of the existing rent of £1,850 pcm to take effect from 1 December 2025.
2. On 29 October 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.
3. The assured tenancy commenced on 26 August 2020 for a term of six months at an initial rent of £1,400 per month.

Allocation of Repairs between Landlord and Tenant.

4. As per section 11 of the Landlord and Tenant Act 1985.

Services Charges or furniture provided by Landlord (other than carpets and curtain and white goods specified below) and the costs relating to the same.

5. Not applicable

Liability for Council Tax

6. The Tenant is responsible for the payment of Council Tax in respect of the Property. The rent determined is exclusive of Council Tax.

Any other terms of the tenancy taken into consideration in determining the rent.

7. Regard has been had to the entirety of the Tenancy.

Inspection/Hearing

8. Neither party requested an oral hearing. The Tribunal has considered this case on the basis of the papers provided by the parties and its own knowledge and specialist expertise.

The Property

9. The Property is a mid-terraced house comprising a living room and kitchen on the ground floor together with three bedrooms and a bathroom on the first floor. There is central heating, double glazing and carpets. The Tenant has provided the washing machine and fridge together with curtains. There is a garage together with off-road private parking to the front and a private garden to the rear.

Evidence

10. Both the Tenant and the Landlord returned the Tribunal's Reply forms.
11. Neither the Tenant or the Landlord made representations or provided evidence of rental values.

Determination and Valuation

12. Relying on its own expert, general knowledge of rental values in the area, the Tribunal considers that the market rental of the Property to be £2,050 pcm.

Decision

12. Therefore, the Tribunal determines the market rent at £2,050 per calendar month with effect from 1 December 2025.

APPEAL PROVISIONS

If either party is dissatisfied with this decision, they may apply for permission to appeal to the Upper Tribunal (Lands Chamber) on any point of law arising from this Decision. Prior to making such an appeal, an application must be made, in writing, to this Tribunal for permission to appeal. Any such application must be made within 28 days of the issue of this statement of reasons (regulation 52 (2) of The Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013) stating the grounds upon which it is intended to rely in the appeal.