



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

Case Reference	:	CAM/00MX/MNR/2025/0812
Property	:	Flat 4, 755 London Road, High Wycombe Bucks HP11 1HH
Applicant	:	Patrick Ward (Tenant)
Representative	:	None
Respondent	:	Nicola Hosier (Landlord)
Representative	:	None
Type of Application	:	Section 13(4) Housing Act 1988
Tribunal Members	:	Mr. N Martindale FRICS
Date and venue of Hearing	:	16 February 2026 Cambridge County Court, 197 East Road, Cambridge CB1 1BA 16 February 2026
Date of Decision	:	(Case code above corrected under Slip Rule No.50 on 24.2.26)

REASONS FOR DECISION

Background

- 1 The First Tier Tribunal Property Chamber, received an application form dated 3 November 2025 from the tenant. The application was for determination of a new rent of the Property under S.14 by the Tribunal.
- 2 The tenant enclosed a copy of their application form, but did not provide a copy of their tenancy (other than the cover page) from the respondent. The applicant tenant did include a copy of the Form 4 Notice of Rent Increase dated 17 October 2025. The Notice referred to

a passing rent of £1,100 per month and a proposed rent of £1,250 per month with effect from 4 December 2025.

Decision

- 3 It is a requirement under S.13 and S.14 of the Act to make a valid application to the Tribunal, to provide a copy of the complete tenancy under which the tenant is currently holding over. Without this the Tribunal has no ability nor jurisdiction to determine the new rent.
- 4 It was noted among from the papers filed with the Tribunal that the landlord had confirmed on 23 December 2025 that: *“The tenant has now served written notice to terminate the tenancy. In accordance with the tenancy dates the tenancy will end on 3 February 2026.”*
- 5 There is nothing for the Tribunal to determine. If the tenant has stayed on, then the new rent will be as set out in the Landlords notice, unchanged at £1250 pcm with effect from 4 December 2025.

Name: N. Martindale

Date: 16 February 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).