

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	HS/LON/OOBB/MNR/2026/0035
Property	19 Coronation Road, Plaistow, London E13 9QB
Tenant	Mr Mehdy Zaman
Tenant's Representative	none
Landlord	Mr Akilanathan Kasinathan
Landlord's Address	The Court Buildings 1 Market Street London SE18 6FU
Landlord's Representative	Knights and Co Estate Agent (Hansa Mohan) Robinson Ravani & Co Ltd
Date of Application	14 December 2025
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	R Waterhouse FRICS
Date of Decision	4 June 2026
Rent Determined	£ 1600.00pcm

Date the new rent takes effect	5 January 2026
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REASONS FOR THE DECISION

Background

1. On 17 November 2025, the landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1750.00 per calendar month (pcm) in place of the existing rent of £1500.00 pcm to take effect from 5 January 2026.
2. On 14 December 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 tenancy commenced 5 September 2023 as twelve-month contractual assured shorthold tenancy terminating on 4 September 2024. The rental period is monthly payable on the 5th of the month, initially at £1500.00 pcm.
4. The Tribunal has considered all evidence submitted within the timetable set out by the Directions and subsequent oral testimony. The Tribunal has not recorded all evidence submitted within the decision. The omission of a piece of evidence should not be taken that it has not been taken into consideration.
5. The Tribunal inspected the property on the 4 June 2026; no hearing was requested by either party.

Preliminary Matters

6. Material received outside the Directions has not been considered.
7. Directions were issued on 9 March 2026. Robinson Ravani & Co notified the tribunal that they were acting on behalf of the landlord. Robinson Ravani & Co Ltd submitted a case management application dated 20 April 2026, to request an extension of time for landlord to file their response after the date provided for in the Directions. The landlords Reply form was received 2 April 2026. By order 6 May 2026 Procedural Judge Nichol accepted the extension request. No further correspondence was received.

The inspection

8. The inspection found the property is a two-bedroom terraced house with garden. The property has a small area off the pavement before the front door is reached. Beyond the front door is a small hall, which leads into the property. The ground floor comprises one large living room, where the originally as built two separate rooms, have been knocked together. The floor is worn laminate. The room has a radiator; the windows are old aluminium double glazing but without trickle vents. The decoration is tired. The tenant has attached foam type wallpaper to some parts of the wall to insulate from mould. From the living room, the kitchen is reached. The fridge freezer, oven and hob are the landlord's. The washing machine was originally supplied by the landlord, but when it broke the tenant replaced it. There is an additional fridge in a cupboard which is the tenant's. The kitchen units are functional but in very poor condition. The extractor above the hob does not have an external vent. The kitchen worktop around the sink has been replaced but the back has not been sealed to the wall. Beyond the kitchen is the bathroom, which is functional but tired, again there are indications of mould growth. Between the kitchen and bathroom is a door which leads to the garden, the garden has no decking, and no shed but has rough cement-based layer installed by the tenant.
9. From the living room a set of stairs leads to the first floor. The stairs are carpeted but the carpet is old. The handrail to the stairs is not attached. The two bedrooms have radiators and worn carpets. The windows are aluminium double glazed but no trickle vents. The two bedrooms have the foam wallpaper attached by the tenant to mitigate against mould.

Allocation of Repairs between Landlord and Tenant.

10. The Tribunal has considered the written submissions of the parties.
11. The tenancy agreement notes the Landlord is responsible for repairs as per Landlord and Tenant Act 1985 section 11.
12. The Tribunal finds in the absence of alternative contention the landlord is responsible for repairs, section 11 Landlord and Tenant 1985 responsibilities.

Liability for Council Tax and Utilities

13. The Tribunal has considered the written submissions of the parties. The Tribunal finds from the tenancy agreement; the tenant is responsible for the payment of utilities and council tax in respect of the Property.

Inspection/Hearing

14. Neither party requested a hearing, but an inspection was requested and undertaken on the 4 June 2026.

The Property

Extent and Specification

15. The Tribunal from review of papers and inspection finds; the property is a terraced house comprising two bedrooms a living room, one bathroom and kitchen. There is a garden.

Floor	Area	
Ground	Living room	
	Kitchen	
	Bathroom	
First	Bedroom 1	
	Bedroom 2	

Improvements

16. The tenancy agreement (paragraph 17), states that all improvements carried out by the tenant are considered to benefit the landlord.

Disrepair

17. The ground floor dining room / living room is combined. The laminate floor within which, is in poor condition. There is evidence of slight mould under the windows in the living/dining room area.
18. The kitchen is fitted but the units are in poor / tired condition. The sink is poorly fitted and water seeps around the sink. There is evidence of mould around the windows in the kitchen.
19. In the front bedroom, there is evidence of mould, and the carpet is worn. In the rear bedroom the position is similar.
20. The heating system functions but the boiler is old.
21. Stair carpet slipping and handrail broken.

Specification

22. From the tenant's Reply Form, it is noted the carpets; curtains are supplied by the tenant. That the white goods were supplied by the landlord and the tenant. The landlord supplied the central heating and double glazing.

23. The landlord states in their Reply Form the property has decking and a shed.
24. The Tribunal finds that there is no shed or decking in the garden, no dishwasher in the kitchen and no extractor fan.
25. The Tribunal finds the specification of the property is as set out below;

Specification	Provided by
Central Heating	LL
Double Glazing	LL
Carpets and Curtains	LL
White Goods	LL and T washing machine

Rental Evidence

The Landlord rental evidence

26. The landlord supplied a comparables report comprising 47 pages, which included sales particulars of the property. These ranged in rent quoted from £1800 to £1950 pcm .

Tenant's rental evidence

27. The tenant submits no rental evidence in support of their application.

Determination and Valuation

28. The valuation date is the effective date of the rent proposed in the Notice of Increase. This is 5 January 2026. The Tribunal considers landlords comparable evidence and relying on its expert knowledge, determines, if the property was in a good contemporary letting condition it would command a rent of £1800 pcm.
29. The Tribunal values the property on the basis that;
- (a) The condition of the property disregards any tenant's improvements; there are none in this case.
 - (b) That the terms of the tenancy are such that landlord has responsibility for repairs.
 - (c) That the property has a predisposition to mould on the surfaces of the exterior walls, the upstairs carpets are worn, the ground floor flooring is damaged, and the heating and kitchen are in poor condition.

30. From this level of rent, the Tribunal has made adjustments in relation to (a) to (c) above.

The full valuation is shown below:

Starting Rent £1800.00 pcm

Less

For a to c above 10% £180.00 pcm pcm

£1620.00 pcm

Market rent say £1600.00 pcm

Undue hardship

31. The new rent takes effect from the date specified in the landlord's Notice of Increase unless that would cause undue hardship to the tenant. In cases of undue hardship, the Tribunal has a discretion to fix a later starting date up to the date a Tribunal makes its determination.

32. The tenant has not made an application for "undue hardship".

Decision

33. Therefore, the Tribunal determines the market rent at £1600.00 per calendar month with effect from 5 January 2026.

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.