

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	LON/00AC/MNR/2026/0340
Property	Flat 3, 1 Sambroke Square, Barnet, EN4 9PL
Tenant	Deborah Olumodeji
Tenant's Representative	In Person
Landlord	Mr & Mrs Cannon
Landlord's Address	2 Densley Close, Welwyn Garden City, AL8 7 JX
Landlord's Representative	Louise Manaley of Hamilton Chase Estate Agent
Date of Application	10 May 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Mr A Harris LLM FRICS Mr K Beheshtizadeh
Date of Decision	15 June 2026
Rent Determined	£1850 per calendar month
Date the new rent takes effect	11 May 2026

REASONS FOR THE DECISION

Background

1. On 8 April 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1980 per calendar month (pcm) in place of the existing rent of £1850 pcm to take effect from 11 May 2026.
2. On 10 May 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 11 November 2016 for a term of 12 months. The rental period is monthly on the 11th of the month.

Allocation of Repairs between Landlord and Tenant.

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

Liability for Council Tax

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

Inspection/Hearing

6. 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

7. The Tribunal did not inspect.
8. The Property is a ground floor flat, offering the following accommodation:

2 bedrooms, reception room, kitchen and bathroom.

Outside: XXX

The Property benefits from gas central heating and double glazing. The bedroom floors are carpeted and the remaining areas tiled

The Property is situated in in Barnet, close to shopping and public transport.

Evidence

9. Both the Tenant and the Landlord returned the Tribunal's Reply forms.

The Tenant.

10. The Tenant made the following comments:

- a) There is disrepair and the rent should not increase until the repairs are carried out.
- b) A s21 notice has been served so that the property can be sold
- c) The Tenant is in receipt of Universal Credit and provided supporting evidence.

The Landlord

11. The Landlord agreed the Tenant's proposal the delay the rent increase until repairs are carried out.
12. A s21 notice has been served so that the property can be sold.

Determination and Valuation

13. Relying on its own expert, general knowledge of rental values in the area, and the statement provided by the Landlord that the rent increase will be deferred until repairs are made, the Tribunal confirms the present rent of £1850 pcm

Undue hardship

14. 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.
15. The Tenant has asked the Tribunal to fix a later starting date in this case but as the rent is not increasing there is nothing to defer.

Decision

16. Therefore, the Tribunal determines the market rent at £1850 per calendar month with effect from 11 May 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.