

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	LON/00AH/MNR/2026/0232
Property	Flat 19 Jessop Lodge 100 Tamworth Road London CR0 1XX
Tenant	Olamide Oanuga
Tenant's Representative	In person
Landlord	Mardan (Croydon) Ltd
Landlord's Address	3rd Floor Sutherland House, 70–78 West Hendon Broadway, London, NW9 7BT,
Landlord's Representative	Daisy Mills of Streets Ahead
Date of Application	26 March 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	£1500.00 per calendar month
Date the new rent takes effect	15 June 2026

REASONS FOR THE DECISION

Background

1. On 13 February 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1575 per calendar month (pcm) in place of the existing rent of £1500 pcm to take effect from 29 March 2026.
2. On 26 March 2026, 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 received on 27 March 2026.
3. The assured tenancy commenced on 29 June 2023. The rental period is monthly on the 29th 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 third floor flat, offering the following accommodation:

1 bedroom, small internal store room open plan living room/kitchen Bathroom.

The Property is situated in central Croydon close to shopping and public transport.

Evidence

9. Only the Tenant returned the Tribunal's Reply forms.

The Tenant.

10. The Tenant made the following comments:

- a) The rent is already full.
- b) One of the comparable blocks has a gym and concierge.

11. In terms of rental evidence, the Tenant had provided

T says 1 bed flat in same bldg advertised at £1450 pm					
Tamworth Rd	1450	pm	1 bed flat		
George st	1557	pm	1 bed flat with amenities gym concierge		

The Landlord

- a) No evidence was received from the Landlord

Determination and Valuation

12. The tribunal considers the comparables provided give a good guide to the level of rents.
13. Relying on its own expert, general knowledge of rental values in the area, and the comparables provided, the Tribunal considers that the market rental of the subject Property modernised and in good order would be in the order of £1500 pcm. This is the rent we would expect the property to let for in the open market.
14. From this level of rent, the Tribunal has made no adjustments The full valuation is shown below:

		PCM
AST Market rent		£ 1,500.00
less condition/terms	0.0%	£ -
		£ 1,500.00

Undue hardship

15. 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.
16. No claim of undue hardship has been made.

Decision

17. Therefore, the Tribunal determines the market rent at £1500 per calendar month with effect from 29 March 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.