



FIRST-TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference : LON/00AJ/MNR/2026/0184

Property : 12 Clifton Road, London UB6 8SW

Applicant : Stephen Green

Respondent : Stephen Barton

Type of Application : Housing Act 1988 - Section 13

Tribunal Member : Tribunal Judge Hamilton-Farey
Tribunal Member Onigbode

DECISION

Background

The tribunal received an application from the tenant dated 12 February 2026. Accompanying the application was a copy of the landlord's Notice under Section 13 of the Housing Act 1988, purporting to increase the rent from £675.00 per calendar month to £1,000 per calendar month, with effect from 1 April 2026.

Within the application, the tenant suggested that the Notice of Increase was invalid because it had not been signed. The tenant made additional representations regarding the rent and the accommodation, which were sent to the landlord for comment.

The tribunal did not receive any comments from the landlord regarding the tenant's representations.

Decision

The tribunal considers that the respondent landlord has had an opportunity to make representations regarding the validity of the Notice and has not done so.

The tribunal therefore determines that the Notice of Increase is invalid because it has not been signed and may not, therefore, be sufficient to secure a rent increase.

Signed: Tribunal Judge Hamilton-Farey
Tribunal Member Onigbode.

Dated: 29 June 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.