

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	LON/00AM/MNR/2026/0378
Property	First Floor Flat (4c), Cricketfield Rd, London E5 8NS
Tenant	Sophie Segal
Tenant's Representative	n/a
Landlord	Levent Koroglu
Landlord's Address	C/O Homefinders, 146 Kingsland High Street, London E8 2NS
Landlord's Representative	n/a
Date of Application	20th May 2026
Type of Application	Determination of an Open-Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Judge David Cowan – Chair Carolyn Barton MRICS
Date of Decision	10th July 2026
Rent Determined	£1650 pcm
Date the new rent takes effect	22nd May 2026

REASONS FOR THE DECISION

Background

1. On 25th March 2026, the Landlord served a notice under Section 13 (2) (as amended) of the Housing Act 1988 which proposed a new rent of £1700 per month in place of the existing rent of £1600 per month to take effect from 22nd May 2026.
2. On 20th May 2026, under Section 13(4)(a) of the Housing Act 1988, the Tenant referred the Landlord's purported notices proposing a new rent to the Tribunal for determination of a market rent.
3. The tenancy commenced on 22nd April 2025 for the term of one year. The rental period is monthly.

Validity Of Notice – Section 13 of the Housing Act 1988

4. In their application form, the Tenant indicated that they believed that the Landlord's notice was valid.

Allocation of Repairs between Landlord and Tenant.

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

Services Charges or furniture provided by Landlord (other than carpets and curtains and white goods specified below) and the costs relating to the same.

6. The Tenants state that no furniture is provided by the Landlord. There are no service charges.

Liability for Council Tax

7. The Tenants are responsible for the payment of Council Tax in respect of the Property. The rent determined is exclusive of Council Tax.

Any other terms of the tenancy taken into consideration in determining the rent.

8. No other terms of the tenancy were taken into consideration in determining the rent.

Hearing

9. Neither party requested an oral hearing. The Tribunal has considered this case on the basis of the papers provided by the Tenants and the Landlord, and its own knowledge and specialist expertise.

The Property

10. The Property is a first floor flat, offering the following accommodation:

Property: one bedroom, one bathroom, kitchen, living room

The property benefits from central heating.

The Property is situated in Hackney.

Evidence

11. The Tenant completed the relevant MR1. The Landlord replied using Form 1A.

The Tenants

12. The Tenant made the following comments:

- a) There have been issues from the outset with the sash windows at the property which are in poor repair, do not fit properly, have gaps, and the lounge window has been painted shut. The property is draughty and noisy.
- b) The landlord has not rectified these issues.
- c) There are no thermostatic valves in the flat or on the radiators.
- d) The communal hallway is poorly maintained and smells of cigarette smoke.
- e) A rent of £1600pcm would reflect the location, condition, noise levels and unresolved maintenance issues.

13. The Tenant did not provide comparables.

The Landlord

14. The Landlord made the following comments in response:

- a) The windows at the property are an original feature and consonant with the character of the area
 - b) Substantial redecoration was undertaken before the tenancy commenced, such that the property was presented in good lettable condition.
 - c) The property has an EPC rating of D.
 - d) Draught excluders have been installed and the upper sash windows secured shut at the request of the tenant.
 - e) Comparable properties range from £2195-£2990 pcm.
15. They provided a repair record for the subject Property.
16. The also supplied a “Best Price Guide” for comparable properties within three miles of the subject Property with rents between £2350 - £2750

Determination and Valuation

17. The Tribunal considered the comparables provided by the Landlord but noted that no evidence was supplied of those comparables nor achieved rents.
18. Relying on its own expertise and general knowledge of rental values in the area, the Tribunal considers that the market rent of the subject Property modernised and in good order would be in the order of £1700 pcm. This is the rent we would expect the property to let for in the open market at the valuation date and if it was in the same general condition as the comparable properties.
19. The Tribunal noted that the EPC provided by the Landlord identified that there was no room thermostat. Further, the Tribunal considered the photographs provided by the Tenant and considered that there should be an adjustment in relation to the state and condition of the windows.
20. From this level of rent, the Tribunal has made adjustments in relation to the following:
- a) The lack of room thermostat and state and condition of the windows.

The full valuation is shown below:

Starting Rent	£1700 pm
<u>Less</u>	
a) Items given under a) above	£50
Open-Market Rent	£1650 pcm

Undue hardship

21. 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.
22. The Tenant has asked the Tribunal to fix a later starting date in this case. The Tenant says they will be caused undue hardship because
 - a) They are self-employed and have had no work during April and May, and that they are currently looking for work.
23. The Landlord did not provide any evidence of which they wished the Tribunal to take account save that they noted that the Tenant had not provided any evidence as to their undue hardship. The Tribunal notes that, at p 38 of its bundle, such evidence has been provided by the Tenant.
24. As a result of our decision the rent will increase by £50 per month. On the basis of the evidence supplied by the Tenant, the Tribunal considers that for the increase to take effect from the date the Tribunal makes its determination would not cause undue hardship and does not fix a later starting date.
25. While the Tribunal empathises with the Tenant's situation, the rent increase is not significantly above the current rent and represents a small percentage increase.

Decision

26. Therefore, the Tribunal determines the market rent at £1650.00 per calendar month with effect from 22nd 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 (rule 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.