

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	HAV/29UD/MNR/2023/0036
Property	18 Blenheim Road Dartford Kent DA1 3EB
Tenant	U & I Nnachi
Tenant's Representative	None
Landlord	B & A Janson
Landlord's Address	St Leonards House North Street Horsham RH12 1 RJ
Landlord's Representative	Wards of Kent Lettings
Date of Application	11th February 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	I R Perry FRICS N I Robinson FRICS
Date of Decision	14th May 2026
Rent Determined	£1,600 per calendar month
Date the new rent takes effect	25th March 2026

REASONS FOR THE DECISION

Background

1. On 29th January 2026, the Landlord's Agent served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,700 per calendar month ("pcm") for the Property in place of the existing rent of £1,600 pcm to take effect from 25th March 2026
2. On 11th February 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.
3. The assured tenancy commenced on 25th July 2023. The rental period is monthly.

Allocation of Repairs between Landlord and Tenant.

4. The Landlord is responsible for repairs.

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

5. None.

Liability for Council Tax

6. The Tenant is 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.

7. None

Hearing

8. The Tenants requested an oral hearing which was held on 14th May 2026 at 1.00pm using the Tribunal online CVP system. The Landlords nor their representative attended

The Property

9. The Property is stated to be a terraced house, comprising a living room, dining room, kitchen, 2 bedrooms and bathroom. There is a token front garden and a rear garden with shed.

Evidence

10. The Tenant provided an application form with supporting market evidence and photographs of the property.
11. The Tenant made the following comments:
 - a) At the Hearing the Tenants emphasises that there is black mould throughout the property.
 - b) The Tenants stated that the rent for 16 Blenheim Road is £1,550 pcm and the rent for number 19 Blenheim Road is £1,600 pcm.
12. No response had been received from or on behalf of the Landlords.

Determination and Valuation

13. Relying on its own expert, general knowledge of rental values in the area, and the comparables provided by the Tenants, the Tribunal considers that the market rental of the subject Property which is affected by some black mould growth is £1,600.
14. As there is no increase in rent the Tribunal determined that this would not cause undue financial hardship.

Decision

15. Therefore, the Tribunal determines the market rent at £1,600 pcm with effect from 25th March 2026, this being the date specified in the Notice.

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.