

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	LON/00AP/MNR/2026/0269
Property	27 Penshurst Road, Tottenham, London N17 8BT
Tenant	Laky Begum
Tenant's Representative	None
Landlord	Alpesh Patel
Landlord's Address	Oakbank, Bell Lane, London Colney, St Albans, AL2 1DA
Landlord's Representative	None
Date of Application	2 May 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Mr D Jagger MRICS Ms A Onigbode
Date of Decision	7 July 2026
Rent Determined	£3,250 per calendar month
Date the new rent takes effect	30 April 2026.

REASONS FOR THE DECISION

Background

1. On 30 March 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £3,250 per calendar month (pcm) in place of the existing rent of £1,950 per month to take effect from 30 April 2026. This being an increase of £1,300.
2. On 2 May 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 30 May 2023 for a term of 24 Months at a rent of £1,950 per month. The Tribunal were presented with a copy of the agreement.

Allocation of Repairs between Landlord and Tenant.

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

Services Charges or furniture provided by Landlord:

5. The furniture supplied by the landlord was a sofa, armchair and footstool.
6. No service charges.

Liability for Council Tax

7. 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.

8. It is assumed there are none.

9. The parties did not request a hearing or inspection.

Inspection/Hearing

10. The Tribunal has, therefore, considered this case on the basis of the papers, together with the papers provided by the parties, Rightmove, and its own knowledge and specialist expertise.

The Property

11. The Property is an extended 1930's built semi-detached house. The accommodation comprises six bedrooms, living room, kitchen and two bathrooms. The house has an EPC Rating of C which is above average. The property has gas central heating, double glazed windows and carpets and floor coverings.

Outside: The property has render elevations under a pitched and tiled roof. There is a rear garden and off-road parking.

The Property is situated in an established residential area close to local amenities and White Hart Lane underground station.

Evidence

- a. The landlord returned the Tribunal's completed Rent Appeal Statement. The parties provided the Tribunal with helpful photographs. No comparable evidence of recent lettings in the Tottenham area was provided by the parties.

The Tenant.

12. In the written evidence the Tenant made the following comments:
 - a) The tenant considers a realistic rent increase would be £2,600 pcm
 - b) The tenant does not provide any reasoning or methodology in his calculation of this figure.
 - c) The tenant did not provide any evidence concerning the condition

The Landlord.

13. The Landlord provide the following evidence.

- a) The landlord stated that a local letting agent would place a rental value which ranged between £3,300-£3,400 pcm which fully supported the proposed increase. There was not a copy of this letter and therefore, Tribunal can only place limited weight on this evidence.
- b) The landlord confirms the property was completely refurbished in 2023 at the commencement of the tenancy.

Determination and Valuation

14. Relying on its own expert general knowledge of rental values in the Tottenham area in the absence of comparable evidence provided by the landlord and tenant, the Tribunal considers that the market rental of the subject property, modernised and in good condition would be in the order of £3,250 per month. This is the rent we would expect the property to let for in the open market including having white goods and curtains provided by the landlord.
15. From this level of rent, the Tribunal has made no adjustments in relation to the general condition of the property based upon the photographic evidence and the landlord's submissions.

Market rent:

£3,250 pcm

Undue hardship

16. 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 discretion to fix a later starting date up to the date a Tribunal makes its determination.
18. The tenant has stated that the proposed rent increase is not feasible and their youngest daughter has health issues. For these reasons any increase in rent will cause financial hardship. On the basis of the testimony supplied by the tenant, the Tribunal considers that there is not sufficient evidence to show this will not

cause undue hardship and accordingly sets the starting date for the new rent as 30 April 2026.

Decision

19. Therefore, the Tribunal determines the market rent at £3,250 per calendar month with effect from 30 April 2026, being the date of the Landlord's 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.