

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	LON/00AC/MRA/2026/0022
Property	55e Woodland Way, London, NW72JP
Tenant	Syed Rafique
Tenant's Representative	In Person
Landlord	Trendmore Ltd
Landlord's Address	51 Chamberlayne Road, London, NW103ND
Landlord's Representative	Mile Estates
Date of Application	7 June 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 M Lynch
Date of Decision	20 July 2026
Rent Determined	£850 per Calendar Month
Date the new rent takes effect	12 August 2026

REASONS FOR THE DECISION

Background

1. On 21 May 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £850.00 per calendar month (pcm) in place of the existing rent of £800 pcm to take effect from 12 August 2026.
2. On 7 June 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 was originally for a term of 12 months from 12 August 2025 and became a monthly periodic tenancy on 1 May 2026 under the Renters Rights Act 2025. The rent is due on the 12th of the month.

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 (other than carpets and curtain and white goods specified below) and the costs relating to the same.

5. The property is a furnished room in a shared house. Bills are included in the rent.

Liability for Council Tax

6. The Tenant is responsible for the payment of Council Tax in respect of the Property.

Inspection/Hearing

7. 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

8. The Tribunal did not inspect.
9. The Property is a single room in a mid terrace house shared, shared with up to 6 other tenants

The Property benefits from a poorly maintained rear garden.

The Property is situated in Mill Hill close to rail services

Evidence

10. Both the Tenant and the Landlord returned the Tribunal's Reply forms.

The Tenant.

11. The Tenant made the following comments:

- a) There is some disrepair, a freezer is broken and the dryer does not work. There is minimal hot water due to a faulty tap.
- b) The house backs on to a railway line and the M1 motorway which are noisy.
- c) Photographs show some disrepair.
- d) The tenant provided the following comparables

Merlin Cres Edgware	£	800.00	pcm	letting agreed furnished double room			
list one 47 results not all local uses HA8 postcode not clear what we should look at							
list 2 has 72 results within 1 mile of NW7 so all over							
Hale Lane Edgware	£	775.00	pcm	details removed ?let	further away from Mill Hill Bdwy	available 16 May	
Oakleigh Ave HA8	£	750.00	pcm	details removed ?let	date not shown but added 17/4/26	different location	
Green Court Ave Edgware	£	800.00	pcm	looks a better property	different location	Burnt Oak	
Orange Hill Rd	£	750.00	pcm	let no bills included	different location	Burnt Oak	
Newton Walk HA8	£	700.00	pcm	let no bills included	different location	Burnt Oak	

The Landlord

12. The following comparables were provided by the Landlord:
 - a) Goldbeaters Grove, a studio flat let at £1000 pcm which we do not consider to be comparable.
 - b) Room 5, 41 Woodland Way, a double room with en suite bathroom, double bed TV and fridge to let at £953.00 pcm. The tribunal considers this to be a better property

Determination and Valuation

13. The tribunal has considered the evidence submitted as a whole.
14. Relying on its own expert, general knowledge of rental values in the area, and the comparables provided by the parties, the Tribunal considers that the market rental of the subject Property in its current condition and with the amenities listed is order of £850.00 pcm. This is the rent we would expect the property to let for in the open market.

Market rent

£850.00 pcm

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. The Tenant has asked the Tribunal to fix a later starting date in this case.
17. Apart from a general statement the tenant did not provide evidence of hardship and therefore the Tribunal considers that for the increase to take effect from the date in the Landlord's Notice would not cause undue hardship and accordingly sets the starting date for the new rent as 12 August 2026 being the date set out in the Landlords notice.

Decision

18. Therefore, the Tribunal determines the market rent at £850.00 per calendar month with effect from 12 August 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.