FIRST - TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference	**:**	**LON/00AP/MNR/2026/0077**
Property	**:**	**Flat 3, 135 Willoughby Lane, London, N17 0RT**
Tenant	**:**	**Naima Msaad**
Landlord	**:**	**Iozeph Okosieme**
Date of Objection	**:**	**17/12/25**
Type of Application	**:**	**Determination of a Market Rent sections 13 & 14 of the Housing Act 1988**
Tribunal	**:**	**Judge Shepherd** **Carolyn Barton MRICS**
Date of Summary Reasons	**:**	**23rd July 2026**

DECISION

The Tribunal determines a rent of £1000 per calendar month with effect from 23rd July 2026.

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SUMMARY REASONS

Background

1. The Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1145 per month in place of the existing rent of £650 per calendar month to take effect from 11th February 2026.

2. On 17th December 2025 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.

Inspection

3. The Tribunal did not inspect the property but considered this case on the basis of the papers provided by the parties and a hearing.

Evidence

4. The Tribunal has consideration of the written submissions provided by the Tenant and the Landlord. At the hearing we heard evidence from the tenant who said that the landlord was seeking to increase the rent after a six-year period with no rent reviews. She said she could not manage the increase as she was unemployed. Her income when working was relatively low – about £30000 per annum. She said the property was poorly cared for with rubbish at the front and rats inside the building. She said there was a sewage smell. There were three other tenants in the building and two in a converted property in the garden. The shower in her flat has been in disrepair. The landlord had given her an eviction notice. Mr Briggs for the landlord said there was no notice of the disrepair alleged. He also said the landlord had taken action to deal with the condition of the premises. He gave us the rents for the other flats in the building: £1150 and £1146.86. The other flats like the tenant had to pay additional sums for the utilities in the building. Mr Briggs said that the flats had been let on broadly the same basis as the subject property.

Determination and Valuation

5. Having consideration of the comparable evidence proved by the parties and of our own expert, general knowledge of rental values in the area, we consider that the open market rent for the property in good tenantable condition is £1150. From this level of rent we have made adjustments in relation to:

Disrepair – 13% (£150)

Total £1000 per month

Decision

8. The Tribunal therefore determines that the rent at which the subject property might reasonably be expected to be let in the open market by a willing Landlord under an assured tenancy was £1000 pcm

9. The Tribunal directs the new rent of £1000 to take effect on 23rd July 2026 to reflect the anticipated hardship to the tenant caused by the increase.

Chairman: Judge Shepherd **23rd July 2026**

APPEAL PROVISIONS

These summary reasons are provided to give the parties an indication as to how the Tribunal made its decision. If either party wishes to appeal this decision, they should first make a request for full reasons and the details of how to appeal will be set out in the full reasons. Any request for full reasons should be made within a month. Any subsequent application for permission to appeal should be made on Form RP PTA.