



**FIRST-TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)**

Case Reference	:	LON/00AC/MNR/2026/0104
Property	:	21 Highfield Gardens Barnet London NW11 9HD
Applicant	:	Yosra Oved (Tenant)
Representative	:	None
Respondent	:	Henry Last (Landlord)
Representative	:	BBS Law Ltd (Agent)
Date of Application	:	10 February 2026
Type of Application	:	Determination of a Market Rent sections 13 &14 Housing Act 1988
Tribunal Members	:	Mr N. Martindale FRICS Mr M Lynch
Date of Decision	:	21 May 2026
Rent Determined	:	Withdrawn
Date of new rent start	:	Withdrawn

REASONS FOR DECISION

Background

- 1 A landlord's notice dated 22 December 2025, was served under Section 13(2) Housing Act 1988 proposing a new rent of £3750 pcm in place of the passing rent to take effect from 11 February 2026.

2 On 10 February 2026 under S.13(4)(a) Housing Act 1988 the tenant referred the landlord's notice proposing a new rent to the Tribunal for determination.

3 The assured tenancy is now calendar monthly periodic.

Tenant

4 Subsequent to the application the tenant sought to withdraw it. A copy was sent to the landlord and filed at the Tribunal Office.

Landlord

5 The landlord was informed of the tenant's request. The Tribunal received no representations from the landlord.

Tribunal Rules

6 Rule 22 (3) of the Tribunal Procedure (First tier Tribunal) (Property Chamber) Rules 2013 (SI2013:1169) applies here.

7 **Withdrawal 22.** —(1) Subject to paragraph (2), a party may give notice of the withdrawal of its case, or any part of it— (a) orally at a hearing; or (b) by sending or delivering to the Tribunal a written notice of withdrawal. (2) A written notice of withdrawal must— (a) be signed and dated; (b) identify the case or part of the case which is withdrawn; (c) state whether any part of the case, and if so what, remains to be determined; (d) confirm that a copy of the notice of the withdrawal has been provided to all other parties and state the date on which this was done; (e) include the written consent of any of the other parties who have consented to the withdrawal. (3) Notice of withdrawal will not take effect unless the Tribunal consents to the withdrawal. (4) The Tribunal may make such directions or impose such conditions on withdrawal as it considers appropriate. (5) A party which has withdrawn its case may apply to the Tribunal for the case to be reinstated. (6) An application under paragraph (5) must be made in writing and be received by the Tribunal within 28 days after— (a) the date of the hearing at which the case was withdrawn orally under paragraph (1)(a); or (b) the date on which the Tribunal received the notice under paragraph (1)(b). (7) The Tribunal must notify each party in writing of a withdrawal under this rule. (8) Any party may, within 28 days after the date of receipt of notification by the Tribunal under paragraph (7), apply for a case, or part of a case, which has been withdrawn under this rule to be re instated.

8 The sole applicant sought to withdraw. The Tribunal alone, needs to consent. The landlord was informed but, is not party to such. The Tribunal herewith confirms the application as withdrawn.

Chairman N Martindale FRICS

Date 21 May 2026

Rights of appeal

By rule 36(2) of the Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013, the tribunal is required to notify the parties about any right of appeal they may have.

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 decision to the person making the application (regulation 52 (2) of The Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rule 2013).

If the application is not made within the 28-day time limit, such application must include a request for an extension of time and the reason for not complying with the 28 day time limit; the tribunal will then look at such reason(s) and decide whether to allow the application for permission to appeal to proceed, despite not being within the time limit.

The application for permission to appeal must identify the decision of the tribunal to which it relates (i.e., give the date, the property, and the case number), state the grounds of appeal and state the result the party making the application is seeking.

If the tribunal refuses to grant permission to appeal, a further application for permission may be made to the Upper Tribunal (Lands Chamber).