



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

Case Reference	:	LON/00AL/MNR/2026/0422
Property	:	Flat GO1 Axel House, 41 Wellington Street, London SE18 6YJ
Applicant	:	Christopher Rowland Holly Brown (Tenants)
Representative	:	None
Respondent	:	Karthik Veluswamy (Landlord)
Representative	:	Hamsapriya Veluswamy (Agent)
Type of Application	:	Section 13(4) Housing Act 1988
Tribunal Members	:	N. Martindale FRICS
Date and venue of Hearing	:	29 July 2026 First Tier Tribunal HMCTS 10 Alfred Place London WC1E 7LR
Date of Decision	:	29 July 2026

REASONS FOR DECISION

Background

- 1 The First Tier Tribunal Property Chamber, received an application dated 28 May 2026 on the online Form MR1, from the tenants. The application was for determination of a new rent of the Property under S.14 by the Tribunal.

Validity

- 2 In order for the Tribunal to have jurisdiction to be able to determine a new market rent under S.14 of the Housing Act 1988, from the effective date in the landlord's Form 4, the tenant must: 1. Refer the rent increase to the Tribunal before the start of the new rent period of 6 July 2026: They did, it was done on 28 May 2026. The tenants must also: 2. Provide a copy of the landlord's Notice of rent increase: They did: And 3. Provide a full copy of their tenancy: They did.
- 3 However in order for the Tribunal to have jurisdiction to be able to determine a new market rent under S.14 of the Housing Act 1988, from the effective date in the landlord's Form 4, the landlord's notice must be valid. The tenants in their application questioned the validity of the Form 4 notice from the landlord.
- 4 The tenant contended that the Form 4 notice was not valid. It gave a start date for the new rent proposed which was not the start of a new rent period under the tenancy. The landlord was attempting to start the rent on a date in the month which was not recognised as the monthly rent period, ie on 11 July 2026. The contractual term ended on 5 July 2026 and the next rental period actually began on 6 July 2026. The proposed effective start date of 11 July 2026 was not in compliance with S.13(2) of the Act. To be valid in this respect the tenant contended that the start date for the new rent under this notice, had to be stated as the 6th: It was not. The Form 4 landlord's notice was therefore invalid.

Landlord's Representations on Validity in Form MR2

- 5 The Tribunal found that the landlord made no representations on this element of the application.

Tenants' Representations on Validity in Form MR3

- 6 The tenants confirmed their earlier position: The Form 4 notice was defective.

Law

13A Increases of rent under relevant low-cost tenancies

(1) This section applies to a relevant low-cost tenancy within the meaning given by section 13(4C).

(2) For the purpose of securing an increase in the rent under a tenancy to which this section applies, the landlord may serve on the tenant a notice in the prescribed form proposing a new rent to take effect at the beginning of a new period of the tenancy specified in the notice, being a period beginning not earlier than—

- (a) one month after the date of the service of the notice, and*
- (b) in the case of an assured agricultural occupancy, the first anniversary of the date on which the first period of the tenancy began, and*
- (c) if the rent under the tenancy has previously been increased by virtue of a notice under this subsection or a determination under section 14, either—*
 - (i) in the case of an assured agricultural occupancy, the first anniversary of the date on which the increased rent took effect, or*
 - (ii) in any other case, the appropriate date.*
- (3) The appropriate date is—*
 - (a) in a case to which subsection (4) applies, the date that falls 53 weeks after the date on which the increased rent took effect;*
 - (b) in any other case, the date that falls 52 weeks after the date on which the increased rent took effect.*
- (4) This subsection applies where—*
 - (a) the rent under the tenancy has been increased by virtue of a notice under this section or a determination under section 14 on at least one occasion after the coming into force of the [Regulatory Reform \(Assured Periodic Tenancies\) \(Rent Increases\) Order 2003](#), and*
 - (b) the fifty-third week after the date on which the last such increase took effect begins more than six days before the anniversary of the date on which the first such increase took effect.*
- (5) Where a notice is served under subsection (2), a new rent specified in the notice takes effect as mentioned in the notice unless, before the beginning of the new period specified in the notice—*
 - (a) the tenant applies to the tribunal under section 14(A3), or*
 - (b) the landlord and the tenant agree on a variation of the rent which is different from that proposed in the notice or agree that the rent should not be varied.*
- (6) Nothing in this section (or in section 14) affects the right of the landlord and the tenant under a relevant low-cost tenancy within the meaning given by section 13(4C) to vary by agreement any term of the tenancy (including a term relating to rent).*

Decision

- 7 In view of the production of a copy of the completed lease by the tenant confirming the rental periods beginning on the 6th of each calendar month the Tribunal finds the initial notice of rent increase invalid. There being no valid notice and nothing for the Tribunal to determine, the rent remains unchanged at its passing level of £1750 pcm.

Name: N. Martindale FRICS Date: 29 July 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 a party wishes to appeal this decision to the Upper Tribunal (Lands Chamber), then a written application for permission must be made to the First-tier Tribunal at the regional office which has been dealing with the case.

The application for permission to appeal must arrive at the regional office within 28 days after the Tribunal sends written reasons for the decision to the person making the application.

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).