

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	LON/00AC/MRA/2026/0030.
Property	Flat 17, Collins Building, 2 Wilkinson Close, London NW2 6GQ.
Tenant	Vida Farzipour Mohsen Aghajani.
Tenant's Representative	In person.
Landlord	Ms Ching Man Yau.
Landlord's Address	Flat T, 21F Hong Kong Building, Tseuk Luk Street, San Po Kong, Kowloon, Hong Kong.
Landlord's Representative	Knight Frank LLP. Attn Kassia Jobda.
Date Application Received	12 June 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Tribunal Judge Hamilton-Farey LLB FRICS. Adam Spielman.
Date of Decision	27 July 2026.
Rent Determined	£2,300.00 per calendar month.
Date the new rent takes effect	27 July 2026.

REASONS FOR THE DECISION

Background

1. The applicant tenant occupies the subject property on a tenancy dating from 30 November 2018. The tenancy was renewed in 2024. The property is a flat comprising two bedrooms, two bathrooms, living room, kitchen and parking. It was let unfurnished and the tenants suggest that they have had problems with insects entering the flat through cracks to skirting boards and floorboards. The tenant also said that the tribunal should consider the location of the property adjacent to a train line, and a waste centre.
2. On 21 May 2026 the Landlord served a Notice of Increase under S.13(2) of the Housing Act 1988, proposing a new rent of £2,400.00 in place of the existing rent of £2,100.00 per calendar month with effect from 30 July 2026.
3. On 12 June 2026 the tribunal received an application under Section 13(4)(a) of the Housing Act 1988, referring the Notice of Increase to the tribunal.
4. Neither party requested a hearing. Both parties were asked to submit photographs of condition if they wished. Photographs were provided by the tenant.
5. The tribunal convened on 27 July 2026.

Determination

6. Having considered the papers provided the tribunal makes the following decision.

Valuation:

7. The landlord proposed a rental of £2,400 per calendar month with effect from 25 May 2026. The tenant proposed that the rent should decrease to £2,000 per calendar month, and that hardship should be taken into consideration if an increase was agreed. Although the tenant suggested that rents nearby had reduced no evidence was supplied to support this claim.
8. The landlord provided copies of rental advertisements for three properties in the same building, with rents ranging from £2,300.00 to £2,400.00. Without comparables from the tenant, we must rely on the landlord's evidence. This is compelling, given that the comparable flats are in the same building. We do consider however that the rent proposed by the landlord is too high, being for a newly available unit. We consider that a market rent of £2,300.00 per calendar month would be more appropriate, and takes account of the length of the tenancy and the siting of the waste processing unit near by. We believe that the railway line was in existence at the start of the tenancy, and the rent would have taken this into consideration at that point. We make no further deduction for this.

9.	Comparable evidence:	£2,400.00
	Less £100.00 to reflect age of fittings and location of waste processing site.	<u>£ 100.00</u>
	Market rent:	<u>£2,300.00</u>
	Decision	

10. The tribunal determines the market rent at £2,300.00 per calendar month.
11. The date the new rent takes effect is 30 July 2026 (the date in the Notice of Increase).

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.