

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	CAM/26UJ/MRA/2026/0002
Property	105 Wolsey Road, Northwood, Middlesex, HA6 2ER
Tenant	David Shapiro
Tenant's Representative	N/A
Landlord	Shrikesh Chandrakant Gheewala and Mamta Chandrakant Gheewala
Landlord's Address	7 Clive Parade, Northwood, Middlesex, HA6 2QF
Landlord's Representative	Robinsons Residential Lettings
Date of Application	26 May 2026
Type of Application	Determination of an Open-Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Ms S Beckwith MRICS
Date of Decision	5 August 2026
Rent Determined	£4,750 per calendar month
Date of Valuation	3 July 2026
Date the new rent takes effect	3 September 2026

REASONS FOR THE DECISION

Background

1. On 1 May 2026, the Landlord served a notice under Section 13 (2) (as amended) of the Housing Act 1988 which proposed a new rent of £4,800 per calendar month (pcm) in place of the existing rent of £4,500 pcm to take effect from 3 July 2026.
2. On 26 May 2026, under Section 14 (A3) of the Housing Act 1988, the Tenant referred the Landlord's notice proposing a new rent to the Tribunal for determination of an open-market rent.
3. The tenancy commenced on 3 June 2024. The rental period is monthly.

Validity Of Notice – Section 13B of the Housing Act 1988

4. In their application form, the Tenant has indicated that they consider the Landlord's notice is invalid due to a "strict two-month statutory notice period" under the Renters Rights Act. They therefore consider the notice is short-dated and void.
5. The Landlord confirmed that they believe the notice is valid having given two months' notice and being effective from the rent due date under the tenancy, being the 3rd of the month.
6. The Tribunal finds that the notice is valid. It was served on 1 May 2026. It is effective 3 July 2026 which is the commencement of a new period of the tenancy. The minimum required notice period of two months was provided.

Allocation of Repairs between Landlord and Tenant.

7. 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.

8. N/A

Liability for Council Tax

9. The Tenant is responsible for the payment of Council Tax in respect of the Property. The rent determined is exclusive of Council Tax.

Any other terms of the tenancy taken into consideration in determining the rent.

10. N/A

Hearing

11. 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

12. The Tenant provided a floor plan and photographs.
13. The Property is a detached house offering the following accommodation:

Property: on the ground floor a kitchen, utility room, WC and two reception rooms. On the first floor four bedrooms, one with en-suite and a bathroom.

Outside: a front driveway, rear garden and garage.

The Property benefits from underfloor heating. It was let unfurnished.

The Property is situated in the Northwood area of northwest London. Park Manor station on the metropolitan line is approximately half a mile to the north. Northwood station is approximately one mile to the south. The Property is located in the Moor Park estate, a private gated estate.

Evidence

14. The parties completed the relevant MR1 (tenant), MR2 (landlord) and MR3 (tenant's reply).

The Tenant

15. The Tenant made the following comments:
- a) The Property suffers from lots of maintenance issues due to the poor finish of work by the Landlord. No specific details of the maintenance issues were provided.
 - b) The Property is small and close to a railway line. It remained unrented for months prior to the commencement of the Tenant's tenancy.
16. The Tenant provided the following comparables:
- a) Northgate – a six bedroom, four bathroom detached house being marketed at £5,000 pcm.
 - b) The Fairway – a four bedroom two bathroom detached house being marketed at £4,250 pcm in May 2026.
 - c) Wieland Road – a four bedroom, two bathroom detached house being marketed at £3,950 pcm.
 - d) Batchworth Lane – a four bedroom detached house being marketed at £4,000 pcm.
 - e) The Avenue – a four bedroom detached house being marketed at £4,250 pcm.
17. The Tenant comments that the comparables provided by the Landlord have larger footprints and are premium in nature. They further contend that the Property is being marketed at above market value and no offers have been received.
18. The Tenant confirms they consider the market rent to be £4,200 pcm.

The Landlord

19. The Landlord made the following comments:
- a) The Landlord confirmed that the Property is currently being marketed at £4,950 pcm and provided the particulars. They have a lot of interest, but are restricted to a one hour viewing timeslot. They expect to let the Property at the asking price.
20. The following comparables were provided by the Landlord:
- a) Ardross Avenue – a five bedroom, three bathroom detached house being marketed at £5,400 pcm.

- b) North Approach – a four bedroom, two bathroom detached house being marketed at £7,200 pcm.
- c) Russell Road – a five bedroom, two bathroom detached house being marketed at £5,500 pcm.

Determination and Valuation

- 21. Given the level of rent the Property is being marketed at, the Tribunal considers the comparables provided by the Landlord are superior and the open market rent would be lower.
- 22. Comparables b), d) and e) provided by the Tenant do not appear to be on private estates and the achievable rent would be higher. Comparables a) and d) are over one mile from the Property and the Tribunal does not consider them to be relevant.
- 23. Relying on its own expertise and general knowledge of rental values in the area, and the comparables provided by the Landlord and the Tenant, the Tribunal considers that the market rent of the subject Property would be in the order of £4,750 pcm.
- 24. The Tribunal has taken into account the configuration, specification and condition of the property in arriving at the level of rent achievable in the open market set out above and therefore makes no further adjustments. No evidence of any issues with the condition of the Property were provided by the Tenant.

Decision

- 12. The Tribunal determines the new rent amount at £4,750 per calendar month with effect from 3 September 2026 which is the beginning of the first new period of the tenancy which begins on or after the date of the determination.

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 (rule 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.