

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	LON/00AS/MNR/2026/0196
Property	53 Byron Way, West Drayton, UB7
Tenant	Aranka Horvathne Korosi.
Tenant's Representative	None
Landlord	SAILESH THAKRAR& POOJA THAKRAR.
Landlord's Address	10 HILEIELD LANE ALDENHAM WD25 8AJ
Landlord's Representative	None
Date of Application	24 March 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Mr D Jagger MRICS Mr S Dhanani
Date of Decision	29 May 2026
Rent Determined	£1,900 per calendar month
Date the new rent takes effect	1 April 2026.

REASONS FOR THE DECISION

Background

1. On 23 February 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £2,050 per calendar month(pcm) in place of the existing rent of £1,750 per month to take effect from 1 April 2026. This being an increase of £300.
2. On 24 March 2026, 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.
3. It is stated that the current assured tenancy commenced on the 1 July. 2024. The Tribunal were presented with a copy of the agreement which was for a term of 12 months at a rent of £1,1750 per month. The original tenancy, in fact commenced on the 14December 2012.

Allocation of Repairs between Landlord and Tenant.

4. *As per section 11 of the Landlord and Tenant Act 1985.*

Services Charges or furniture provided by Landlord:

5. No furniture supplied by the landlord.
6. No service charges.

Liability for Council Tax

7. 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.

8. It is assumed; there are none.

Inspection/Hearing

9. The parties did not request a hearing or inspection.
10. The Tribunal has therefore, considered this case on the basis of the papers, together with the papers provided by the parties, Rightmove, and its own knowledge and specialist expertise.

The Property

11. The Property is a 1970s built mid terrace three storey town house. The former integral garage has been converted to form habitable accommodation (bedroom 3) The accommodation comprises, three bedrooms, living room, kitchen and bathroom. The house has an EPC Rating of C which is above average and a stated floor area of 106m². The property has gas central heating, double glazed windows and carpets and floor coverings.

Outside: The property has brick and tile hung elevations under a pitched and tiled roof. There is a rear garden and a driveway for off road parking.

The Property is situated in an established residential area close to local amenities and transport links.

Evidence

- a. The parties returned the Tribunal's completed Rent Appeal Statements together with helpful photographs and comparable evidence from the landlord of recent lettings in the West Drayton area.

The Tenant.

12. In the written evidence the Tenant made the following comments:
 - a) The tenant considers a realistic rent increase would be £1,750 pcm
 - b) The window units are damaged with evidence of mould and misting between the panes.
 - c) Since 2012 the electrical system has not had an EICR certificate of compliance.
 - d) The conversion of the former integral garage was partially paid for by the tenant in the form of additional rent.

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The Landlord.

13. The Landlord provide the following evidence.

- a) The landlord provided comparable evidence of three properties which ranged between £2000-£2300 pcm which fully supported the proposed increase. In addition, was an email from a letting agent confirming rental values in 2023.
- b) An electrical certificate of compliance is now in place.

Determination and Valuation

14. Relying on its own expert, general knowledge of rental values in the West Drayton area together with the comparable evidence provided by the landlord and tenant, the Tribunal considers that the market rental of the subject property modernised and in good condition would be in the order of £2,000 per month. This is the rent we would expect the property to let for in the open market including having white goods and curtains provided by the landlord.

15. From this level of rent, the Tribunal has made adjustments in relation to the following:

- a) The general condition of the property based upon the photographic evidence and the tenant's submissions

16. The Tribunal has considered very carefully this information and usings its own expertise considers that a deduction of £100 should be applied in order to take account of the of the above matters. It should be noted that this figure cannot be. a simple arithmetical calculation and is not based upon capital costs but is the Tribunal's estimate of the amount by which the rent would need to be reduced to attract a tenant.

The full valuation is shown below:

Starting Rent	<u>£2,000</u>
<u>Less</u>	
Items given under a) and b) above	£100

Market rent

£1,900 pcm

Undue hardship

17. The new rent takes effect from the date specified in the Landlord's Notice of increase unless that would cause undue hardship to the tenant. In cases of undue hardship, the Tribunal has a discretion to fix a later starting date up to the date a Tribunal makes its determination.
18. The tenant has stated that she is a single mother with 3 children, each with learning difficulties. In addition, the recent cost of living crisis has caused financial problems. For these reasons any increase in rent will cause financial hardship. On the basis of the evidence supplied by the tenant, the Tribunal considers that there is not sufficient evidence to show this will not cause undue hardship and accordingly sets the starting date for the new rent as 1 April 2026.

Decision

19. Therefore, the Tribunal determines the market rent at **£1,900 per calendar month** with effect from the **1 April 2026**, being the date of the Landlord's notice.

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.