

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	LON/00BH/MNR/2026/0163
Property	Flat 2, The Old Factory, 69A Green Knotts Road, London, E10 6DD
Tenant	Elin Dimov & Sabin Asenov
Tenant's Representative	N/A
Landlord	Alein B Ndee Mbe
Landlord's Address	10 Top Dartford Road, Dartford, DA2 7QD
Landlord's Representative	N/A
Date of Application	13 March 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Ms S Beckwith MRICS Mr I Rakhy
Date of Decision	12 August 2026
Rent Determined	£1,450 per calendar month
Date the new rent takes effect	15 March 2026

REASONS FOR THE DECISION

Background

1. On 14 January 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,700 per calendar month (pcm) in place of the existing rent of £1,250 pcm to take effect from 15 March 2026.
2. On 13 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. The assured tenancy commenced on 15 July 2021 for a term of three years. The tenancy became a statutory periodic tenancy at the expiry of the fixed term. The rental period is monthly.

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 (other than carpets and curtain and white goods specified below) and the costs relating to the same.

5. N/A

Liability for Council Tax

6. 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.

7. N/A

Inspection/Hearing

8. Neither party requested an oral hearing or inspection. 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

9. The Property is a ground floor flat, offering the following accommodation:

One bedroom, one bathroom and one open plan kitchen/living room. White goods were provided by the Landlord.

Outside: a private garden and a garden shared with five other flats.

The Property is situated in Leyton in northeast London. Leyton Midland Road overground station is approximately half a mile to the south.

Evidence

10. The Tenant completed the Tribunal's Rents 1 form. The Landlord did not return the Tribunal's MR2 reply form.

The Tenant

11. The Tenant made the following comments:
- a) They paid to repair a broken window at a cost of £250-£300.
 - b) They installed an extractor fan in the bathroom.
 - c) They bought and installed four cupboards for the kitchen. The Landlord reimbursed the costs.
 - d) No inventory was provided at the outset of the tenancy.
 - e) A few small repairs, such as three thermoregulators for the radiators, are mentioned as having been reported but not fixed.
 - f) There are three names on the tenancy agreement, but now only two people live in the Property.
12. The Tenant did not provide any rental evidence, but confirmed they consider the market rent to be £1,200 to £1,400 pcm.

Determination and Valuation

13. Relying on its own expert, general knowledge of rental values in the area, the Tribunal considers that the market rental of the subject Property would be in the order of £1,450 pcm.
14. No photographs of the Property or evidence of reported issues was provided. The Tribunal does not consider that the minor alterations or repairs highlighted by

the Tenant would impact the rental value of the Property and therefore makes no adjustments.

Undue hardship

15. 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.
16. The Tenant has asked the Tribunal to fix a later starting date in this case. They confirmed they have been diagnosed with two long term illnesses, which limit their ability to work and that they are in receipt of Universal Credit. No supporting evidence was provided.
17. The Tenant made comments about the personal situation of one of the two tenants residing at the Property. No information or evidence was provided about the overall financial situation of the household. On the basis that no supporting evidence was supplied by the Tenant, the Tribunal considers that undue hardship has not been demonstrated and does not fix a later starting date.

Decision

18. Therefore, the Tribunal determines the market rent at £1,450 per calendar month with effect from 15 March 2026.

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.