

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	LON/00BF/MRA/2026/0038
Property	20 Hallowell Avenue, Croydon, CR0 4ST
Tenant	Roberto Alexandru Smeu
Tenant's Representative	N/A
Landlord	Anne Fealy & Mr Gregory Fealy
Landlord's Address	103 Morden Road, London, SM4 5HP
Landlord's Representative	Goodfellows Carshalton Beeches
Date of Application	17 June 2026
Type of Application	Determination of an Open-Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Ms S Beckwith MRICS Ms S Greer
Date of Decision	11 August 2026
Rent Determined	£1,725 per calendar month
Date of Valuation	24 July 2026
Date the new rent takes effect	24 August 2026

REASONS FOR THE DECISION

Background

1. On 15 May 2026, the Landlord served a notice under Section 13 (2) (as amended) of the Housing Act 1988 which proposed a new rent of £1,725 per calendar month (pcm) in place of the existing rent of £1,690 pcm to take effect from 24 July 2026.
2. On 17 June 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 24 July 2023. A renewal memorandum from 24 July 2025 was provided. 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

Hearing

8. 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

9. The Property is a semi-detached bungalow, offering the following accommodation:

Property: two bedrooms, two bathrooms, a living room and kitchen.

Outside: a driveway, garage, front garden and rear garden.

The Property is situated in the Beddington area to the west of Croydon town centre. Waddon station is approximately three quarters of a mile to the east.

Evidence

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

The Tenant

11. The Tenant made the following comments:
- a) There have been ongoing repair issues including a long-standing roof leak. The Tenant provided photographs and a video of a leaking and damaged skylight. Neither piece of evidence was dated. No information about the location of the leak within the Property was provided. From the video evidence it appeared to be in a corridor by a door.
12. The Tenant did not provide comparable rental evidence with their MR1 form. In their MR3 reply, they commented that the Landlord's evidence was detached, modern and/or located in more desirable areas. They suggest comparable properties in and around the Croydon area are being marketed within the £1,700 to £1,750 pcm range and provided the following examples:
- a) Cross Road, Croydon – a two bedroom detached bungalow being marketed for £1,700 pcm. The property is in a secure gated development.
 - b) Maple Way, Coulsdon – a two bedroom detached bungalow being marketed for £1,750 pcm.
13. The Tenant confirmed their opinion that the current rent of £1,690 pcm is fair and reasonable.

The Landlord

14. The Landlord made the following comments:
 - a) The Landlord acknowledged the ongoing roof issues and that they are working with the Tenant to remedy this. The issue has been factored into the rent proposed.
15. The Landlord provided a “Best Price Guide” detailing the following comparables which are within half a mile of the Property and being marketed between February and May 2026:
 - a) Guy Road, Wallington – a two bedroom detached bungalow being marketed for £2,000 pcm.
 - b) Bridle Path, Beddington – a two bedroom mews house with car port and garden being marketed for £1,750 pcm.
 - c) Richmond Green, Croydon – a two bedroom house with garage and garden being marketed for £1,745 pcm.
 - d) Hallowell Avenue, Croydon – a two bedroom flat being marketed for £1,600 pcm.

Determination and Valuation

16. Both comparables supplied by the Tenant were over two miles from the Property. The Tribunal prefers evidence of similar properties within close proximity to the Property.
17. Relying on its own expertise and general knowledge of rental values in the area, and the information provided by the Landlord and the Tenant, the Tribunal considers that the market rent of the subject Property would be in the order of £1,750 pcm. This is the rent we would expect the property to let for in the open market at the valuation date and if it was in the same general condition as comparable properties.
18. From this level of rent, the Tribunal has made adjustments in relation to the following:
 - a) Ongoing roof leak
19. The full valuation is shown below:

Starting Rent	£1,750 pcm
<i>Less</i>	
Roof leak	£25
Open-Market Rent	£1,725 pcm

Undue hardship

12. The new rent takes effect from the date which is the beginning of the first new period of the tenancy which begins on or after the date of the determination 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 two months after it makes its determination.
13. The Tenant has asked the Tribunal to fix a later starting date in this case. The Tenant says he will be caused undue hardship because housing costs are not limited to rent alone and all other household bills have increased over time. No evidence of the Tenant's financial situation was provided.
14. The Landlord did not respond to the Tenant's application for postponement due to hardship.
15. As a result of our decision the rent will increase by £35 per month. 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

16. The Tribunal determines the new rent amount at £1,725 per calendar month with effect from 24 August 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 (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.