



**FIRST - TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)**

Case Reference	LON/00AX/MRA/2026/0034
Property	8 Exeter Court, Maple Road, Surbiton, Surrey, KT6 4AX
Tenant	Ghadeer Abuazzam
Tenant's Representative	In person
Landlord	Stephen Rickerd
Landlord's Address	Byways, Blundle Lane, Cobham, Surrey, KT1 12SF
Landlord's Representative	In Person
Date of Application	13 June 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Mr A Harris LLM FRICS Mr W Gibbs
Date of Decision	17 August 2026
Rent Determined	£1700.00
Date the new rent takes effect	24 August 2026

REASONS FOR THE DECISION

Background

1. On 28 May 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1850 per calendar month (pcm) in place of the existing rent of £1660 pcm to take effect from 29 July 2026.
2. On 13 June 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 24 August 2024 for a term of 2 years ending on 23 August 2026. The rental period is monthly on the 24th of the month.

Validity of Notice

4. In their application form, the Tenant has indicated that they consider the Landlord's notice is invalid as the rent increase date in the notice is before the expiry of the fixed term.
5. In form MR2 the landlord did not specifically address this point.
6. In the application form to the tribunal, the Tenant proposed a rent of £1700.00 per month to take effect from the 24th August 2026.
7. At paragraph 2.5 of form MR2 the landlord indicated this rent was agreed.
8. The tribunal accepts this agreement for the purposes of s13(4A)(a) and s13(4)(b) of the Housing Act 1988 as amended by the Renters' Rights Act 2025.
9. Accordingly the tribunal has no further jurisdiction and the application is struck out under rule 9(2) (a) of the Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013.

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.