



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

Case Reference	LON/00AG/MNR/2026/0466
Property	Flat 2 Frognal Court, Finchley Road, London, NW3 5HL
Tenant	Tsedey Yilala
Tenant's Representative	In Person
Landlord	Lewis Mark Brassey
Landlord's Address	4 Rawlins Close, London N3 3TA
Landlord's Representative	In Person
Date of Application	29 May 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	The application is struck out due to lack of jurisdiction
Date the new rent takes effect	n/a

REASONS FOR THE DECISION

Background

1. On 29 April 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £2850.00 per calendar month (pcm) in place of the existing rent of £2154.10 pcm to take effect from 30 May 2026.
2. On 29 May 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 1 April 2024 for a term of 24 Months expiring on 31 March 2026. The rental period is monthly.

Validity of Notice

4. In the application form, the Tenant has not indicated that they consider the Landlord's notice is invalid.
5. However the tribunal has identified that the tenancy agreement is unclear as to the rent date under the tenancy. An increase can only take effect from the rent day under the tenancy. The rent is stated to be £2154.10 per month with the first payment to be made on 31 April 2024 which date does not exist. It is not clear whether the rent day is the 1st of the month in advance, the 30th of the month or the last day of the month in arrears. The tribunal has no jurisdiction to decide this point. The notice would only be valid if the rent date is the 30th of the month which is not apparent on the face of the tenancy agreement.
6. Accordingly the tribunal considers that the rent increase notice is not valid and the tribunal has no jurisdiction. 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.