	**FIRST - TIER TRIBUNAL** **PROPERTY CHAMBER** **(RESIDENTIAL PROPERTY)**
Case Reference	**LON/00AQ/MNR/2026/0504**
Property	**67 Boxtree Road, Harrow, HA3 6TN**
Tenant	**Rao Gyanendra**
Tenant's Representative	**N/A**
Landlord	**Habere Aetas Ltd**
Landlord's Address	**401A Kilburn High Road,** **London, WC2A 1LS**
Landlord's Representative	**Find Your Place (UK) Ltd**
Date of Application	**27 March 2026**
Type of Application	**Determination of a Market Rent sections 13 & 14 of the Housing Act 1988**
Tribunal Members	**Mr A Parkinson MRICS** **Mrs P Ogunfeibo**
Date of Decision	**24 August 2026**
Rent Determined	**£3,400 pcm**
Date the new rent takes effect	**24 April 2026**

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REASONS FOR THE DECISION

Background

1. On 17 March 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £3,570 per calendar month (pcm) in place of the existing rent of £3,400 pcm to take effect from 24 April 2026.

2. On 27 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 original tenancy for the Property commenced in September 2005. 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. There are no service charges for which the Tenant is liable. The property was let unfurnished.

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.

Inspection/Hearing

7. 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

8. The Property is a four bedroom semi-detached house, offering the following accommodation:

   Lounge, dining room, kitchen, four bedrooms and three bathrooms.

Outside: Rear garden and off street parking to the front.

The Property is situated in Harrow with good access to public transport, shops and local amenities.

Evidence

9. Both the Tenant and the Landlord returned the Tribunal's Reply forms.

The Tenant.

10. The Tenant made the following comments:

    a) It is agreed that the Landlord's notice of increase is valid.
    b) The rent has previously been determined by the tribunal in November 2024 when the rent was determined at £2,500 with effect from 24 March 2024.
    c) Since the tribunal determination in 2024 nothing has changed other than the bathroom leak being repaired and repairs to the affected ceiling below.

11. In terms of rental figures, the Tenant states that the market rent for the Property is £2,500-£2,700 pcm but has not provided any evidence to support this level of rent.

12. The Tenant states that on property websites four bedroom properties in Harrow Weald, HA3 have an average asking rent of £2,500 plus or minus 5% but did not provide any evidence to support this position.

13. The Tenant also stated that Stanmore, HA7 is a more upmarket suburb to HA3 and therefore not a comparable location.

14. In terms of hardship the Tenant did not state if the increase would cause hardship but did state that they would like to pay the market rental for the property and refuse to pay the exorbitant rent imposed by the Landlord.

15. The Tenant submitted photos of the exterior and interior of the Property and provided the dimensions of the rooms within the Property.

The Landlord

16. The Landlord's representative made the following comments:

a) The Landlord disagrees with the Tenant's stated current rent of £2,500 pcm. A section 13 notice was served in January 2025 increasing the rent from £2,500 pcm to £3,400 pcm with effect from 24 March 2025. The Tenant did not make an application to the tribunal to challenge the proposed rent at that time. Therefore the current rent is £3,400.
b) The Landlord continues to seek the rent proposed in the Section 13 notice of £3,570 per calendar month.
c) The proposed rent reflects the open market rental value of the property taking into account its location size and specification.
d) The property is a substantial family home of approximately 180 square metres.

17. In terms of comparable evidence the Landlord's representative submitted details of three rental properties with asking rents ranging from £3,000 to £3,750 pcm.

18. The comparable properties can be summarised as follows:

a) Boxtree Lane, Harrow Weald HA3
5 bedrooms, 3 bathrooms, 2 receptions, garden, parking
£3,750 pcm
b) Lady Aylesford Avenue, Stanmore HA7
4 bedrooms, 3 bathrooms, garden, garage/parking, approx. 1,533 sq ft
£3,200 pcm
c) The Meadow Way, Harrow HA3
4-bedroom family house with garden and parking
£3,000 pcm

Determination and Valuation

19. It is acknowledged by the Tribunal that the rent was last determined by the tribunal in November 2024 and that the rent determined then was £2,500 pcm. It is also noted that the Landlord increased the rent to £3,400 in March 2025 and this increase was not opposed by the Tenant prior to the rent increase date. Therefore the jurisdiction of this Tribunal is limited to the Landlord's most recent 2026 notice of increase and not the previous 2025 notice of increase.

20. The Tribunal considers that the comparables provided by the Landlord are broadly similar to the subject property subject to necessary adjustments to account for differences in floor areas, location and the fact that the comparables are based on asking rents rather than achieved rents.

21. Relying on its own expert, general knowledge of rental values in the area, and the comparables provided by the Landlord, the Tribunal is not persuaded that the

market rent of the Property exceeds the current rent payable by the Tenant, being £3,400 pcm, and therefore determines the rent at £3,400 pcm.

Market rent **£3,400 pcm**

Undue hardship

22. 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.

23. The Tenant has not specifically asked the Tribunal to fix a later starting date or provided any evidence to support undue hardship but in any case the rent determined by the Tribunal is the same as the existing rent of £3,400 and so the start date is of little significance.

Decision

24. Therefore the Tribunal determines the market rent at £3,400 per calendar month with effect from 24 April 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.