	**FIRST - TIER TRIBUNAL** **PROPERTY CHAMBER** **(RESIDENTIAL PROPERTY)**
Case Reference	**LON/00AK/MNR/2026/0525**
Property	**78 Poynter Road, Enfield, EN1 1DL**
Tenant	**Zoe Needs**
Tenant's Representative	**In Person**
Landlord	**Mr Christos Joannides**
Landlord's Address	**St Raphaels Integrity Care Home Ltd, 93-95 Stanhope Gardens London N4 1HZ**
Landlord's Representative	**Countrywide**
Date of Application	**29 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 Kaweh Beheshtizadeh**
Date of Decision	**24 August 2026**
Rent Determined	**Case Struck out**
Date the new rent takes effect	**24 August 2026**

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REASONS FOR THE DECISION

Background

1. On 5 March 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £2100.00per calendar month (pcm) in place of the existing rent of £1750.00 pcm to take effect from 1 July 2026.

2. On 29 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 4 June 2025 for a term of 12 Months. The rental period is monthly on the 1st of the month.

Hearing

4. Neither party requested an oral hearing. The Tribunal has considered this case on the basis of the papers provided by the parties.

5. In an email dated 13 August 2026 the Landlord's agent stated that the tenant had vacated the property.

6. The Tenant confirmed in an email dated 19 August 2026 that she had vacated the property.

7. Under s14(8) of the Housing Act 1988 the Tribunal is not required to continue the case if the tenancy has come to an end.

8. The case is therefore struck out.

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.