	**FIRST - TIER TRIBUNAL** **PROPERTY CHAMBER** **(RESIDENTIAL PROPERTY)**
Case Reference	**LON/00AS/MRA/2026/0141**
Property	**23 Goshawk Gardens, Hayes, UB4 8LA**
Tenant	**Pama Thavaseelan & Nagarajah Thavaseelan**
Tenant's Representative	**Thanisiga Thavaseelan**
Landlord	**Nishanthiny Jeyatheepan**
Landlord's Address	**114 Goshawk gardens, Hayes, UB4 8LD**
Landlord's Representative	**In Person**
Date of Application	**20 July 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	**£1750 per Calendar Month**
Date the new rent takes effect	**1 September 2026**

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REASONS FOR THE DECISION

Background

1. On 21 May 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1800 per calendar month (pcm) in place of the existing rent of £1600 pcm to take effect from 1 August 2026.

2. On 20 July 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 February 2022. The rental period is monthly on the 1st of the month.

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. The property is unfurnished and the tenancy does not include curtains or white goods. Floors are laminated.

Liability for Council Tax

6. The Tenants are 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. None

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 Tribunal did not inspect.

10. The Property is a semi-detached house, offering the following accommodation:

    Ground floor; entrance hall, living room and kitchen
    First floor; 3 bedrooms and bathroom/wc

    Outside: rear garden, off street parking

    The Property benefits from gas central heating.

    The Property is situated in Hayes, Middlesex.

Evidence

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

The Tenant.

11. The Tenant made the following comments:

    a) The property suffers from damp and mould and has not been redecorated.
    b) Part of the rear fence has collapsed.

12. In terms of rental evidence, the Tenant had provided no comparables.

The Landlord

13. The following comparables were provided by the Landlord:

    a) Misbourne Road UB10 let at £2100.00 pcm let agreed. Added to Rightmove on 16 June 2026. 3 bedrooms
    b) Weald Road UB10, added 22 July 2026, quoting £2000.00pcm but no further details.
    c) Derwent Drive, Hayes, 3 bed semi detached £2400.00 pcm. No further details or date

Determination and Valuation

14. The Tribunal considers the comparables provided by the Landlord are some distance away and lacking in any detail. The Tribunal is unable to place any weight on them.

15. Relying on its own expert, general knowledge of rental values in the area the Tribunal considers that the market rental of the subject Property modernised and in good order would be in the order of £2000.00 pcm. This is the rent we would expect the property to let for in the open market if it was in the same general condition as the market would expect for this type of property.

16. From this level of rent, the Tribunal has made adjustments in relation to the following:

    a) Damp and mould
    b) The condition of the kitchen
    c) No curtains or white goods

    The full valuation is shown below:

		PCM
AST Market rent		£ 2,000.00
less condition/terms	12.5%	-£ 250.00
		£ 1,750.00

Market rent **£1750.00 pcm**

Undue hardship

17. The new rent takes effect from the rent date following the tribunal's decision 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 of up to the 2 months later.

18. The Tenant has asked the Tribunal to consider hardship but provided no supporting evidence.

19. The Landlord did not respond.

20. In the absence of any supporting evidence the Tribunal is unable to make a finding of hardship.

Decision

21. Therefore, the Tribunal determines the market rent at £1750.00 per calendar month with effect from 1 September 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.