

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	LON/00BB/MNR/2026/0057
Property	5 Upland Road, London E13 8EZ
Tenant	Ms Shukri Hassan Abdi
Tenant's Representative	Iman Maxamed Xasan
Landlord	Mr Iftikhar Hussain
Landlord's Address	C/O Blacks Legal, 88 Cromer Street, London WC1H 8DG
Landlord's Representative	<i>Blacks Legal, 88 Cromer street, London WC1H 8DG</i>
Date of Application	30 December 2025
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Judge Tagliavini Mr P Morris FRICS FAAV
Date of Decision	18 August 2026
Rent Determined	£2,000 per month
Date the new rent takes effect	01/01/2026

REASONS FOR THE DECISION

Background

1. On 7 November 2025, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £2,650 (pcm) in place of the existing rent of £1,525.00 pcm to take effect from 1 January 2026.
2. On 30 December 2025 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 in 2016 but no written tenancy agreement was provided. 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. No furniture provided.

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.

Any other terms of the tenancy taken into consideration in determining the rent.

7. None

Inspection/Hearing

8. Neither party requested an oral hearing The Tribunal has considered this case on the papers provided by the parties and its own knowledge and specialist expertise.

The Property

9. The Property is a house offering the following accommodation:
- 3 bedrooms; living room; kitchen; dining room; bathroom and w.c.
- Outside: Garden

Evidence

10. Neither the Tenant or the Landlord returned the Tribunal's Reply forms.

The Tenant.

11. In the application form, the Tenant made the following comments:
- (i) The landlord had failed to maintain the property.
 - (ii) The landlord is inconsistent with carrying out identified works to the property.
12. In terms of rental evidence, the Tenant had provided no comparables to the tribunal.

The Landlord

13. No comparables were provided by the Landlord or the Tenant.

Determination and Valuation

14. 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 £2500 pcm. This is the rent we would expect the property to let at in the open market, if it was in the same general condition as similar properties of which the Tribunal is aware and available to let in the Greater London area, including having all repairs undertaken by the landlord.
15. From this level of rent, the tribunal has made adjustments in relation to the following:

(i) Allowance for disrepair and Tenant's decorations @ 20% = £500

16. The full valuation is shown below:

Starting Rent	£2500 pcm
<u>Less</u>	
a) Items given under (a) above	£500
Market rent	£2000 pcm

Undue hardship

17. 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.
18. No issues of undue hardship were relied upon by the tenant. Therefore, the Tribunal considers that for the increase to take effect from the date in the Landlord's Notice would not cause undue hardship and accordingly sets the starting date for the new rent as 01/01/2026.

Decision

19. The Tribunal determines the market rent at £2000 per calendar month with effect from 01/01/2026.

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.