



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

Case Reference : LON/00AH/MNR/2026/0146

Property : 8 Milne Park East, New Addington, Croydon,
CR0 0BA

Applicant : Karen Etukumoh (formerly Makuyana)

Respondent : Mysoko Moffah

Type of Application : Housing Act 1988 - Section 13

Tribunal Member : Tribunal Judge Hamilton-Farey.
Tribunal Member Ifthaker Rakhy.

DECISION

Background

1. The tenant made an application, seeking a determination of the market rent for the subject property on 25 February 2026, following the service, by the landlord, of a Notice under s.13 of the Housing Act 1988. The Notice was dated 9 February 2026 and sought a rent increase with effect from 6 April 2026.
2. The tribunal formed the preliminary view that it had no jurisdiction to determine the rent in this instance due to the presence of a rent review mechanism in the tenancy agreement. The tribunal's view was that this application and Notice predated the Renters' Rights Act and that the rent review mechanism was effective. The parties should be aware that following the Renters' Rights Act mechanisms such as this became void on 1 May 2026.
3. Having come to the preliminary view, the tribunal issued directions on 29 June 2026 that required the parties to comment on the jurisdiction of the tribunal by 18 July 2026.
4. No representations were received from either party.

Decision:

5. The tribunal has no jurisdiction to determine the rent in this instance and has therefore closed its files.

**Signed: Tribunal Judge Hamilton-Farey Date: 24 August 2026
Tribunal Member Ifthaker Rakhy.**