FIRST-TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference	**:**	**LON/00AC/MRA/2026/0102**
Property	**:**	**63 Avenue Road** **London N12 8PY**
Applicant	**:**	**Sarah Tetteh & Solomon Tetteh (Tenants)**
Representative	**:**	**None**
Respondent	**:**	**Shen Yan & Hong Dei (Landlords)**
Representative	**:**	**Barnard Marcus (Agent)**
Date of Application	**:**	**11 July 2026**
Type of Application	**:**	**Determination of a Market Rent sections 13 &14 Housing Act 1988**
Tribunal Members	**:**	**N. Martindale FRICS** **O. Awotesu**
Date of Decision	**:**	**28 August 2026**
Rent Determined	**:**	**£2500 per calendar month**
Date of new rent start	**:**	**30 September 2026**

REASONS FOR DECISION

Background

1 A landlord's notice within Form 4a, dated 7 July 2026 under Section 13(2) Housing Act 1988 proposing a new rent of £2650 per calendar

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month in place of the passing rent of £2450 pcm with effect from 30 September 2026.

2 At a date, prior to the effective date, under S.13(4)(a) Housing Act 1988 the tenant referred the landlord's notice proposing a new rent, to the Tribunal for determination.

3 The assured tenancy is now periodic calendar monthly.

Allocation of Repairs between Landlord and Tenant

4 As per S.11 Landlord and Tenant Act 1985.

Landlord's Service Charges and Furniture provided and costs.

5 Furniture (Old fashioned). Landlord's White Goods assumed.

Liability for Council Tax

6 Tenant (see above).

Other relevant terms of tenancy

7 None

Inspection and Hearing

8 An inspection is not routinely carried out. The Tribunal is content that it has sufficient information on the Property, its condition and on comparables, from a combination of the written and any photographic representations received and from its own knowledge and specialist expertise.

Property

9 There was no inspection. The Property is an end terraced two storey house built in the 1980's. The Property is thought to have two bedrooms, living room, kitchen, bathroom wc, though the Tribunal could not find confirmation of the accommodation, in the bundle.

10 It is part of a small 1980's infill development of housing (low rise flats and small houses) located at the end of Avenue Road. The Property is part of a short terrace of similar houses. It is set within an established residential area of housing from the 1900's. There is a yard to the front of the terrace providing off road parking for 1 or 2 vehicles. There are on-street parking restrictions. (Google Streetview May 2025).

11 The Property is of traditional brick, fair faced external appearance to both levels. The main roof over the Property is a simple, double pitched, double lap tiled covering. The Property seems to be in fair order.

Window glazing appears to be double glazed to the Property. Gas fired, water and space heating, is assumed.

Evidence

12 The Tribunal received completed Form MR 1 from the tenant. Form MR2 from the landlord was received. The Tribunal is grateful for such information as was provided by one or both of the parties.

Tenant

13 The tenants did not contest the form of the landlords S.13 Notice, but challenged the new rent. The rent proposed was a little high. The tenant felt that £2500 pcm was the correct figure instead. The tenants did not report any disrepair or other problems at the Property.

14 The tenant did not cite rents from comparable lettings or properties in the market locally.

Landlord

15 The landlord confirmed most of the details about the Property as set out in brief by the tenants MR1. The landlord added that a new rent had been agreed by the parties at £2500 pcm, however the application had not been withdrawn by the tenant.

Law

16 In accordance with the terms of S.14 of the Act we are required to determine the rent at which we consider the property might reasonably be expected to let in the open market, by a willing landlord, under an assured tenancy, on the same terms as the actual tenancy; ignoring any increase in value attributable to tenant's improvements and any decrease in value due to the tenant's failure to comply with any terms of the tenancy. Thus the Property falls to be valued as it stands; but assuming that the Property to be in a reasonable internal decorative condition.

Validity

17 The validity of the notice was not raised by the tenant.

Valuation

18 From the Tribunal's own general knowledge of market rent levels in North Finchley in LB Barnet, for a Property of this type and location, it determines that the subject Property would let on normal Assured Periodic Tenancy (APT) terms, for £2500 pcm, fully fitted and in good order. This is the rent we would expect the Property to let for in the open market if it was in the same condition as comparable properties including landlord's white goods and carpets in the Property.

19 There were no issues at the Property raised by the tenants and therefore the Tribunal confirms the figure of £2500 pcm as the new market rent.

Undue Hardship

20 The tenant did not raise the issue of Undue Hardship.

Decision and effective start date

21 **The starting date of the new rent of £2500 pcm to be levied is from the next rent date arising, after the hearing and Decision date of 28 August 2026 but not before the date specified in the landlord's notice, which is 30 September 2026. The new rent is payable from and including 30 September 2026 therefore.**

22 **Although the landlord is not obliged to charge this rent and may charge a significantly lower rent as a result of their own choice, policy, or governmental regulation; they may not charge more than this figure. Otherwise any further reduction in this figure on what is levied, is a matter between the parties, only.**

Chairman N Martindale FRICS Date 28 August 2026

Rights of appeal

By rule 36(2) of the Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013, the tribunal is required to notify the parties about any right of appeal they may have.

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 decision to the person making the application (regulation 52 (2) of The Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rule 2013).

If the application is not made within the 28-day time limit, such application must include a request for an extension of time and the reason for not complying with the 28 day time limit; the tribunal will then look at such reason(s) and decide whether to allow the application for permission to appeal to proceed, despite not being within the time limit.

The application for permission to appeal must identify the decision of the tribunal to which it relates (i.e., give the date, the property, and the case number), state the grounds of appeal and state the result the party making the application is seeking.

If the tribunal refuses to grant permission to appeal, a further application for permission may be made to the Upper Tribunal (Lands Chamber).