



FIRST-TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference	:	LON/00AU/MRA/2026/0017
Property	:	54C Mildmay Park London N1 4PR
Tenant	:	Zhane St Hilaire
Landlord	:	Ms Eda Ahmet
Type of Application	:	Section 13 Housing Act 1988
Tribunal Members	:	Mr A Parkinson MRICS Ms A Onigbode
Date of Decision	:	08 September 2026

DECISION

The Tribunal does not have jurisdiction to determine this application for the reasons stated below.

It follows that the application must be struck out under Rule 9(2)(a) of the Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013, because the Tribunal does not have jurisdiction in relation to the proceedings or case or that part of them.

REASONS

The Application

1. The Tribunal received an application from the Tenant on 29 May 2026.
2. The application referred a Landlord's Notice of Increase in relation to 54C Mildmay Park London N1 4PR (the subject property). The Notice of Increase was dated 1 May 2026 and proposed to increase the rent of the subject property from £365.92 per week to £500 per week with effect from 1 June 2026.

The Law

3. The law is found in section 13 of the Housing Act 1988 which, insofar as is relevant to this application, provides as follows:

13 Increases of rent under assured [periodic tenancies] [tenancies other than relevant low-cost tenancies].

(1) This section applies to any assured tenancy other than a relevant low-cost tenancy.]

(2) For the purpose of securing an increase in the rent under a tenancy to which this section applies, the landlord may serve on the tenant a notice in the prescribed form proposing a new rent to take effect at the beginning of a new period of the tenancy specified in the notice, being a period beginning not earlier than—

(a)[two months] after the date of the service of the notice.....

Facts Found

4. On 1 May 2026, the Landlord served a notice under Section 13 (2) (as amended) of the Housing Act 1988 which proposed a new rent of £500.00 per week in place of the existing rent of £365.92 to take effect from 1 June 2026.
5. The notice was served in the superseded Form 4 notice which contains out of date guidance notes for Tenants. Regardless of the incorrect form of notice, the notice does not provide the minimum of two months' notice. As the required two months' notice has not been provided the notice of increase is not legally valid.

Discussion and Reasons for the Decision

6. The requirements in relation to rent increases changed on 1 May 2026 as a result of Renters' Right Act 2025. From 1 May 2026 Landlords can only increase the rent once a year. They must use Form 4A and provide at least two months' notice.
7. It follows that the application must be struck out under Rule 9(2)(a) of the Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013, because the Tribunal does not have jurisdiction in relation to the proceedings or case or that part of them. The practical effect of the decision is that the new rent proposed by the Landlord is not payable by the Tenant.

Name: Mr A Parkinson

Date: 08 September 2026

ANNEX - 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 a party wishes to appeal this decision to the Upper Tribunal (Lands Chamber), then a written application for permission must be made to the First-tier Tribunal at the regional office which has been dealing with the case.

The application for permission to appeal must arrive at the regional office within 28 days after the tribunal sends written reasons for the decision to the person making the application.

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. Any appeal in respect of the Housing Act 1988 should be on a point of law.

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