

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	LON/00BK/MRA/2026/0067.
Property	First Floor Flat, 7 Marylands Road, Maida Vale, London W9. 2DU.
Tenant	Mathieu Sebastien Habouzit. Klaudia Daniela Sukiennik.
Tenant's Representative	In person.
Landlord	Deya'a Daden Alkurdi.
Landlord's Address	20 Gt. Western Road, Maida Vale, London W9 3NN.
Landlord's Representative	Westways Estate Agents.
Date of Application	5 July 2026.
Type of Application	Determination of an Open-Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Tribunal Judge Aileen Hamilton-Farey. Tribunal Member Mr. William Gibbs.
Date of Decision	1 September 2026.
Rent Determined	-
Date of Valuation	-
Date the new rent takes effect	-

REASONS FOR THE DECISION

Background

1. On 14 May 2026, the Landlord served a notice under Section 13 (2) (as amended) of the Housing Act 1988 which proposed a new rent of £2,300.00 per calendar month(pcm) in place of the existing rent of £2,260.00 pcm to take effect from 13 July 2026.
2. On 5 July 2026, under Section 14 (A3) of the Housing Act 1988, the Tenant referred the Landlord's notice proposing a new rent to the Tribunal for determination of an open-market rent.
3. The tenancy commenced on 23 May 2024. The rental period is monthly.

Validity Of Notice – Section 13B of the Housing Act 1988.

4. *In their application form, the Tenant has indicated that they consider the Landlord's notice is invalid due to the following reasons that the notice of increase states the new rent shall take effect on 13 July 2026, which is not the commencement of the period of the tenancy.*
5. *The landlord has made no response.*
6. *The tribunal has considered the matter, and finds the notice is invalid because the proposed commencement date for the new rent shown on the notice is not at the date for the period of the tenancy. Having found that the Notice is invalid, the tribunal has no jurisdiction to proceed.*
7. *The tribunal strikes out the application under rule 9(2)(a) of the Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013.*

Decision

8. The application is struck-out for lack of the tribunals jurisdiction.

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 after 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.

