

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	HAV/00MR/MNR/2026/0182
Property	20 Silver Street Portsmouth Hampshire PO5 3BW
Tenant	Francis Kajunga
Tenant's Representative	None
Landlord	Zareen Darr
Landlord's Address	St Leanards House Horsham RH12 1RJ
Landlord's Representative	Cubitt & West
Date of Application	3rd June 2026
Type of Application	Determination of an Open-Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	I R Perry FRICS S Johnson
Date of Decision	10th September 2026
Rent Determined	The application is struck out
Date of Valuation	13th June 2026

Date the new rent takes effect	Not applicable
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REASONS FOR THE DECISION

Background

1. On 13th April 2026, the Landlord served a notice under Section 13 (2) (as amended) of the Housing Act 1988 which proposed a new rent of £1,260 per calendar month(pcm) in place of the existing rent of £1,200 pcm to take effect from 13th June 2026.
2. On 3rd June 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 13th October 2025. The rental period is monthly.
4. The Tenant completed the relevant MR1 (tenant) and provided a copy of the Tenancy Agreement and photographs of the inside of the Property which demonstrated considerable disrepair. She suggested that the new rent should be £1,150 - £1,200 pcm
5. On 24th June 2026 the Landlord's Agent sought to withdraw the notice of rent increase on the basis that it was invalid, and therefore the case would not proceed, but was advised by the Tribunal that it was for the Applicant to request a withdrawal, not the Respondent.
6. The Applicant was advised of this on 6th July 2026 and provided with a copy of Withdrawal 1 Form.
7. On 15th June 2026 the Applicant was contacted by the Tribunal requesting payment of the application fee.
8. No further communication has been received from the Applicant, nor has the application fee been paid.

Determination

9. No further communication has been received from the Applicant, nor has the application fee been paid. Accordingly the Tribunal strikes out the Application.

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.

