



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

Case Reference	:	LON/00AU/MNR/2026/0285
Property	:	First Floor Front Flat 490 Caledonian Road London N7 9RP
Applicant	:	Illuminada Tapayan (Tenant)
Representative	:	Ryan Amparo
Respondent	:	Akuna Leasehold Ltd. (Landlord)
Representative	:	None
Date of Application	:	28 April 2026
Type of Application	:	Determination of a Market Rent sections 13 & 14 Housing Act 1988
Tribunal Members	:	N. Martindale FRICS S. Allen
Date of Decision	:	17 September 2026
Rent Determined	:	£1875 per calendar month
Date of new rent start	:	1 May 2026

REASONS FOR DECISION

Background

- 1 A landlord's notice dated 15 March 2026, was served under Section 13(2) Housing Act 1988 proposing a new rent of £1950 per calendar month in place of the passing rent of £900 pcm, to take effect from 1 May 2026.

2 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 No furniture. Landlord's floor coverings and white goods are assumed.

Liability for Council Tax

6 Tenant.

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 a first floor flat by conversion. The Property has one bedroom, living room, kitchen, bathroom/ wc. It is part of an original late Victorian terraced commercial property, originally with owner living accommodation over, apparently on 3 levels – the Building. The ground floor (and any basement) appears to be a commercial unit currently arranged as a café. The upper floors appear to flats created by conversion. Access to the Property is from a shared internal communal staircase through a door to the side of the shop at the back of the front pavement.

10 There are similar buildings adjacent, many upper parts converted into self contained flats over and commercial uses on the ground level. The road consists of very similar properties in a tertiary retail terrace on a busy local road. There are on street parking restrictions and it appears no off street parking at the Building that is let with the Property. (Google Streetview May 2021).

- 11 The Building is of traditional brick fair faced external appearance. The main roof over the Building appears to be double pitched and tiled. The street boundary is the open back edge of the pavement the entrance to both flats including the Property being directly off it. The Building seems to be in fair order. Window glazing appears to be double glazed. There is gas fired central space heating and hot water to the Property.

Evidence and Hearing

- 12 The Tribunal received completed Form Rents 1 and Form Rents 1b (further response) from the tenant and Form Rents 1a from the landlord. The Tribunal is grateful for such information as was provided by one or both of the parties. A hearing by video link was requested and both parties attended online. Both parties were able to elaborate on their written representations and clarify points of their case with the Tribunal Members.

Tenant

- 13 The tenant did not contest the form or content of the landlords S.13 Notice but, did contest the new rent. The tenant felt that the new rent should be at £1400 pcm. The tenant referred to April 2026 asking rents in Roman Way N7 £1250 pcm for 1 bedroom flat; and at Penfolds House, York Way Estate N7 £1500 pcm for a studio flat. The tenant commented on items left in the communal ground floor hallway by other tenants.

Landlord

- 14 The Tribunal received good quality representations from the landlord. They provided details of converted flats let at: 488a Caledonian Road £1950 pcm; Flat 3, 490 Caledonian Road (41m²) for £1850 pcm; 488b Caledonian Road (41m²) £1700 pcm (August 2025). The landlord also referred to 3No. other comparables ranging from £1700 to £1825 pcm nearby: 1. 171 York Way at second floor (44m²) at £1825 pcm from 27 March 2026. 2. 130 Bunning Way £1750 pcm (37m²) from 8 February 2026; and 3. 171 York Way a basement flat £1700 pcm (39m²) from 12 December 2025. The landlord was able to support these rents by providing copies of the actual completed tenancies.
- 15 The landlord stated that they had offered to charge a new rent of £1875 pcm at a slightly later date of 1 June 2026, as a small concession to 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 tenant did not query the validity of the Notice.

Valuation

- 18 From the Tribunal's own general knowledge of market rent levels in LB Camden for a Property of this type it determines that the subject Property would let on normal Assured Periodic Tenancy (APT) terms, for £1875 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 The Property had no significant shortcomings sufficient to justify reducing the starting rent of £1875 pcm. The Tribunal therefore determines the new market rent at £1875 pcm.

Undue Hardship

- 20 Allowance for hardship from this increase in the rent was sought by the tenant in their application. No substantive details were provided however. No change to the effective date of the new rent is made by the Tribunal therefore.

Decision and effective start date

- 21 The starting date of the new rent of £1875 pcm inclusive to be levied is from and including 1 May 2026.
- 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, or a delay to the start date, are matters between the parties, only.**

Chairman N Martindale FRICS

Date 17 September 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).