

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	LON/00AJ/MNR/2026/0287
Property	Flat C 11 Woodville Road, Ealing, London, W5 2SE
Tenant	Ramon Chiratheep, Piranan Chiratheep & Sirilarp Pourtham
Tenant's Representative	In Person
Landlord	Konstantina Drakouli
Landlord's Address	20 Thanet Court, London, W3 0HW
Landlord's Representative	In Person
Date of Application	29 April 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Mr A Harris LLM FRICS Mr A Spielman
Date of Decision	21 September 2026
Rent Determined	£2300 per calendar month
Date the new rent takes effect	1 July 2026

REASONS FOR THE DECISION

Background

1. On 23 March 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £2,300 per calendar month (pcm) in place of the existing rent of £2,000 pcm to take effect from 1 May 2026.
2. On 29 April 2026, under Section 13(4)(a) of the Housing Act 1988, the Tenant referred the Landlord's notice proposing a new rent to the Tribunal for determination of a market rent.
3. The assured tenancy commenced on 1 April 2025 for a term of 12 months. The rental period is monthly on the 1st of the month.

Allocation of Repairs between Landlord and Tenant.

4. As per section 11 of the Landlord and Tenant Act 1985.

Services Charges or furniture provided by Landlord (other than carpets and curtain and white goods specified below) and the costs relating to the same.

5. None

Liability for Council Tax

6. The Tenants are responsible for the payment of Council Tax in respect of the Property. The rent determined is exclusive of Council Tax.

Any other terms of the tenancy taken into consideration in determining the rent.

7. The tenant has provided curtains and blinds

Hearing

8. A hearing was held on 21 September 2026 by video platform. The Tribunal did not inspect and has considered this case on the basis of the oral hearing and the

papers provided by the parties. The tribunal also used its own knowledge and specialist expertise.

The Property

9. The Property is a first floor converted flat, offering the following accommodation:

Living room, 3 bedrooms, kitchen and bathroom.

The Property is situated in central Ealing close to shops and public transport

Evidence

The parties completed the relevant MR1 (tenant), MR2 (landlord) and MR3 (tenant's reply).

The Tenant.

10. The Tenant made the following comments:

- a) The flat had not been refurbished or redecorated prior to their tenancy starting in 2020. Fittings are dated.
- b) There had been a hole in the floor for several months prior to its repair.
- c) Windows are not cleaned.

11. In terms of rental evidence, the Tenant had provided a flat in Ealing Broadway, next to a supermarket with 3 bedrooms and available at £2,000 pcm.

The Landlord

12. The Floor was delayed in being repaired due to an insurance claim but has now been completed with new floor coverings.

13. The following comparables were provided by the Landlord:

- a) Mount Avenue Ealing, a 3 bedroom converted flat, to let at £2,600 pcm
- b) Lynwood Rd Ealing, a 3 bedroom flat converted flat to let at £2,400 pcm.
- c) The landlord also relied on ONS statistics which showed the average rent for a 3 bedroom flat in the Borough of Ealing is £2,336 pcm. The tribunal placed no weight on a quoting letter from an agent.

Determination and Valuation

14. The tribunal considered the comparables provided by both parties. Less weight was placed on the flat in Ealing Broadway due to its position in a commercial area as opposed to a residential street. The two landlords comparables are further way from the station but has been more recently refurbished but were given greater weight as they are in a residential area.
15. Relying on its own expert, general knowledge of rental values in the area, and the comparables provided by the parties, the Tribunal considers that the market rental of the subject Property modernised and in good order would be in the order of £2,500 pcm. This is the rent we would expect the property to let for in the open market if it was in the condition market would expect having all curtains and white goods supplied by the landlord.
16. From this level of rent, the Tribunal has made adjustments in relation to the following:
 - a) No curtains or blinds
 - b) Tenant supplied the dishwasher and tumble drier

The full valuation is shown below:

		PCM
AST Market rent		£ 2,500.00
less condition/terms	7.5%	<u>-£ 187.50</u>
		£ 2,312.50
	say	£ 2,300.00

Undue hardship

17. The new rent takes effect from the date specified in the Landlord's Notice of Increase unless that would cause undue hardship to the tenant. In cases of undue hardship, the Tribunal has a discretion to fix a later starting date up to two months after the date in the Landlord's notice. The application was supported by evidence of a PIP payment to the lead tenant and housing benefit to the remaining tenants.
18. The Tenant has asked the Tribunal to fix a later starting date in this case.
19. The Tribunal considers that for the increase to take effect from the date in the Landlord's Notice would cause undue hardship and accordingly sets the starting date for the new rent as 1 July 2026.

Decision

20. Therefore, the Tribunal determines the market rent at £2300 per calendar month with effect from 1 July 2026.

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 of 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.