



FIRST-TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference : LON/00AQ/MRA/2026/0082

Property : Flat 15, Orchid Court, 286 High Road, Harrow,
Middx. HA3 7BD.

Applicant : Adrian Irimie.
Anca Larisa Irimie.

Respondent : Christopher Symonds,
Woodrow Morris Ltd.
104 High Street, Harrow-on-the-Hill, HA1 3LP.

Type of Application : Housing Act 1988 - Section 13

Tribunal Member : Tribunal Judge Hamilton-Farey.
Tribunal Member Ifthaker Rakhy.

DECISION

Background

1. The Tenant made an application, seeking a determination of the market rent for the subject property on 6 July 2026.
2. Having considered the application the tribunal's provisional view was that it did not have jurisdiction to proceed on the basis that the landlord's Notice of Increase was invalid.
3. Directions were issued on 24 August, and representations were sought from the parties.
4. Representations have been received from both the applicants and the respondent. The landlord accepts that the Notice of Increase is invalid to secure an increase in rent, and will serve a further Notice.
5. The applicants' representations were also that the original Notice was invalid.

Decision:

- a) The tribunal has no jurisdiction to determine a market rent in the case where a Notice of Increase is invalid, and the tribunal may therefore not proceed to determine a rent for the subject premises.
- b) Having determined that it has no jurisdiction, the tribunal may no proceed further and has closed its files.

Signed: Tribunal Judge Hamilton-Farey
Tribunal Member Ifthakar Rakhy.

Date: 17 September 2026.