

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	LON/00BF/MNR/2026/0305
Property	28 Bisley Close, Worchester Park, KT4 8PN
Tenant	Tahmina Rohal and Ataur Rahman
Tenant's Representative	None
Landlord	John Austin Willcocks
Landlord's Address	Hunters, 94 Central Road, Worcester Park, KT4 8HU
Landlord's Representative	Hunters Estate Agents
Date of Application	30 April 2026
Type of Application	Determination of an Open-Market Rent Sections 13 and 14 of the Housing Act 1988
Tribunal Members	R Waterhouse FRICS
Date of Decision	24 September 2026

REASONS FOR THE DECISION

Background

1. On 01 April 2026, the Landlord served a notice under Section 13 (2) (as amended) of the Housing Act 1988 which proposed a new rent of £1600.00 per calendar month (pcm) in place of the existing rent of £1250.00 pcm to take effect from 1 May 2026.
2. On 30 April 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 1 April 2023. The rental period is monthly.
4. The Applicant indicated they wished to withdraw the application, and the Tribunal sent a withdrawal form.
5. The withdrawal form was received by the Tribunal on morning of the hearing, the 24 September 2026. The withdrawal form was signed by Tahmina Rohal one of the two cotenants only.

Hearing and Decision

6. No parties attended the hearing. The Tribunal is confident that all parties were informed of the hearing.
7. The Tribunal under The Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013 and Practice Directions Rule 22 accepts the withdrawal and in the absence of the other co-tenant's signature, dismisses the case.

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.

