	**FIRST - TIER TRIBUNAL** **PROPERTY CHAMBER** **(RESIDENTIAL PROPERTY)**
Case Reference	**LON/OOBB/MNR/2026/0200**
Property	**89 Grangewood Street, London, E6 1HB**
Tenant	**Jeyanthy Rajaratnam and** **Balamuralikrishna Kanagasabai**
Tenant's Representative	**Shanmugapriya Balamuralikrishna**
Landlord	**Asif Mirza**
Landlord's Address	**Flat 7, Royal Court, Green Lane, Dagenham, London RM8 1BL**
Landlord's Representative	**None**
Date of Application	**23 March 2026**
Type of Application	**Determination of an Open-Market Rent sections 13 & 14 of the Housing Act 1988**
Tribunal Members	**R Waterhouse FRICS** **W Gibbs**
Date of Decision	**30 September 2026**
Rent Determined	**£1950.00 per calendar month**
Date of Valuation	**10 April 2026**

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Date the new rent takes effect	**10 April 2026**

REASONS FOR THE DECISION

Background

1. On 9 March 2026, the Landlord served a notice under Section 13 (2) (as amended) of the Housing Act 1988 which proposed a new rent of £2450.00 per calendar month(pcm) in place of the existing rent of £1650,00 pcm to take effect from 10 April 2026.

2. On 2, March 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 in 2015. The rental period is monthly.

Allocation of Repairs between Landlord and Tenant.

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

Furnishings and white goods

5. The Tenant noted in their application that the property was let with furnishing. The Tenant also noted that the fridge/ freezer and washing machine are the Tenants

Liability for Council Tax and Utilities

6. The Tenant from the application form states they are responsible for the payment of Council Tax and utilities in respect of the Property.

Furnishings and white goods

7. The Tenant in their application form says that when the property was let in 2015, they were provided with two cupboards, two two-seater sofas, three beds, a fridge and a washing machine. That the fridge and washing machine have since stopped working and were replaced with the Tenant's own appliances.

Hearing

8. Neither party requested an oral hearing. The Tribunal has considered this case on the basis of an inspection, the papers provided by the parties and its own knowledge and specialist expertise.

The Property and inspection

9. The Tribunal carried out an inspection of the Property on 30 September 2026 in the presence of the Tenant, the Landlord was notified of the inspection but did not attend. The Tribunal requested the application for an inspection primary to resolve the issue between the parties of the number of bedrooms,

10. The Property is an end of terrace house. The ground floor has a front room, a living room, from the hall is the kitchen. The kitchen is fitted but the units are very dated, the oven and hob are the Landlord's. The ceiling of the kitchen appears water damaged and patch replastered. It is not clear if the leak, through the ceiling is on-going. There is a WC located off the kitchen. The back garden is accessed from the kitchen.

11. From the hallway the stairs lead to a half landing which has a bathroom, the bathroom fittings are dated there is no extractor fan. On the same floor is a bedroom. The bedroom has part of a floorboard missing, under the carpet. There are two further bedrooms, the floor in one is uneven with a small hole in it.

12. The property has central heating and double glazing. The property's carpets are extremely worn, and the decoration is tired. There is evidence of condensation based mould in several rooms.

Evidence

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

The Tenant

14. The Tenant made the following comments:

    a) The Tenant stated in their application the Landlord had attempted to fix the "recurring damp" issue in 2024 but the problem returned and the Landlord carried out the repair again in March 2026.The application [7/120] says it appears the repair has been successful.
    b) The Tenant contended that the rent of £1800pcm should be determined by the Tribunal.

The Landlord

15. The Landlord made the following comments:

    a) The Landlord within their "Landlord's reply form for market rent decision" states the property is licensed as a 4-bedroom property.
    b) The Landlord [26/120] states the property was let unfurnished.
    c) The Landlord confirms the cooker / hob is supplied by them.
    d) The Landlord contends that a joint expert concluded there wre only minor damp issues present.
    e) The Landlord contends £2450 pcm , based on a range a valuation by "Hunters "which put the property at between £ 2400 and £2500 with £2700 achievable if "refreshed"

16. The Landlord did provide comparable rental evidence. The following comparables were provided by the Landlord:

    a) Eversleigh Road London E6, asking £2700 pcm 4 bedrooms (0.1km)
    b) Hatherley Gardens , Asking £ 2800 pcm 4 bedrooms (0.9 miles)
    c) Thorpe Road , 4 bedroom asking £3000 pcm (1.1miles)

Tribunal findings

17. The Tribunal finds the house to be an end of terrace comprising five rooms, plus a kitchen, bathroom, downstair WC and rear garden. The Tribunal finds the house to be in reasonable structural condition. The kitchen is dated and damaged in places but functional. The bathroom functional but dated. There is evidence of condensation leading to mould in several rooms. The property is double glazed and centrally heated. There are no on-going leaks. The carpets are worn out there is a section of floorboard in one bedroom missing and a small hole in the floor of another. The decor is dated and worn.

Determination and Valuation

18. Under section 14(1) of the Housing Act 1988 (as amended), the Tribunal is required to determine the rent at which the Property might reasonably be expected to let in the open market by a willing Landlord at the beginning of the new period specified in the Landlord's notice. Relevant Tenant improvements or failure of the Tenant to comply with the terms of the tenancy are to be disregarded. Historic issues relating to the tenancy or the personal circumstances of the Landlord are not taken into account. The personal circumstances of the Tenant are only considered if an application for hardship has been made.

19. The three comparables supplied by the Landlord are asking rents but close to the subject £2700 pcm. The Tribunal places greatest reliance on Eversleigh Road but also considers the other two as strong context.

20. The Eversleigh property is in good condition; it has a refurbished kitchen and off-road parking.

21. Relying on its own expertise and general knowledge of rental values in the area, and the comparables provided by the Landlord, the Tribunal considers that the market rent of the subject Property modernised and in good order would be in the order of £ 2600 pcm. This is the rent we would expect the property to let for in the open market at the valuation date and if it was in the same general condition as the comparable properties.

22. From this level of rent, the Tribunal has made adjustments in relation to the following:

    a) Tired bathroom and kitchen
    b) General condition of property including but not limited to plaster, floors and flooring-

    The full valuation is shown below:

Starting Rent	£ 2600.00 pcm
Less	
a) Items given under a and b) above 25%	£ 650.00 pcm
Open-Market Rent	**£** 1950.00 **pcm**

Decision

23. The Tribunal has considered the application for undue hardship and determines on the evidence provided that undue hardship has not been proven.

24. The Tribunal determines the new rent amount at £ 1950.00 per calendar month with effect from 10 April 2026 which is the beginning of the first new period of the tenancy which begins on or after the date of the determination.

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.