	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	LON/00AB/MNR/2026/0384
Property	133 Victoria Road, Barking, Essex IG11 8PZ
Tenant	Marofa Shultana
Tenant's Representative	N/A
Landlord	Shafait Ahmed
Landlord's Address	c/o 85 Newington Green Road, London, N1 4QX
Landlord's Representative	Maxwells Estates Ltd
Date of Application	25 May 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Mr D Jagger MRICS Mr K. Beheshtizadeh
Date of Decision	5 October 2026
Rent Determined	£1,625 per calendar month
Date the new rent takes effect	1 June 2026

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REASONS FOR THE DECISION

Background

1. On 13 April 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1800 per calendar month in place of the existing rent of £1450 per calendar month to take effect from 1 June 2026. This being an increase of £350 which equates to approximately 24%.

2. On 25 May 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 tenancy is an assured shorthold tenancy granted to the Tenant by an agreement dated 1 June 2024. Unfortunately, a copy of the agreement was not included within the bundle of evidence. It is assumed the rental period is monthly, and this is an assured periodic agreement.

Allocation of Repairs between Landlord and Tenant.

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

5. The Tenant is responsible for internal decoration and for some minor repairs.

Services Charges or furniture provided by Landlord

6. Service charges are not payable by the Tenant for the Property.

7. It is assumed the house is let unfurnished.

8. The rent is exclusive of any charges for utilities

Liability for Council Tax

9. The Tenant is 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.

10. None

Inspection/Hearing

11. The parties did not request a hearing. The Tribunal has considered this case on the basis of the papers provided by the parties and its own knowledge and specialist expertise.

12. The Tenant requested an inspection of the property to investigate the lack of hot water and rodent infestation. On the 17 August 2026, this request was refused by the Tribunal stating that while the condition of the property is a relevant factor which may impact upon the market rent, the limited photographs are sufficient to make the Tribunal determination without the need of an inspection. The Tribunal will determine the market rent on the evidence submitted before it and its own expert knowledge.

The Property

13. The property is a Victorian semi detached house with render elevation under a pitched and tiled roof.

    The accommodation comprises: two bedrooms, two reception rooms, kitchen, bathroom. The windows are double glazed gas central heating and floor coverings The property has an EPC Rating of C72 which is above average and a stated floor area of 72m2.

    The Property is located in an established residential area, convenient to Barking Station and Ilford Lane.

Evidence

14. The Tenant provided a written statement within the application together with helpful photographs. The Tenant did not produce any comparable evidence. The Landlord or their Letting Agent did not engage with this application.

The Tenant.

15. The Tenant made the following comments:

    a) There has been no supply of hot water for in excess of 28 days..

b) The property has been subject to rodent infestation.
c) There is damp and mould to the internal walls evidenced by the photographic evidence.
d) The photos show damage to the render walls and woodwork, damp and mould to ceiling, missing kitchen doors,

The Landlord

16. The Landlord made the following comments: None

Determination and Valuation

17. Section 14 of the Housing Act 1988 requires the Tribunal to determine the rent at which it considers the Property might reasonably be expected to be let on the open market by a willing landlord under an assured tenancy, on the terms of the subject tenancy other than as to rent, and disregarding the matters set out in section 14(2). Those disregards include any effect on the rent attributable to the fact that the Tenants are sitting tenants, and any increase in value attributable to a relevant improvement carried out by the Tenant.

Determination and Valuation

18. Relying on its own expert, general knowledge of rental values in the Barking area together with the comparable evidence provided by the parties the Tribunal considers that the market rental of the subject property modernised and in good condition would be in the order of £1,900 per month. This is the rent we would expect the property to let for in the open market including having white goods and curtains provided by the landlord.

From this level of rent, the Tribunal has made adjustments in relation to the matters raised by the Tenant as above.

19. The Tribunal has considered very carefully this information and using its own expertise considers that a deduction of £275 should be applied in order to take account of the of the above matters. It should be noted that this figure cannot be a simple arithmetical calculation and is not based upon capital costs but is the Tribunal's estimate of the amount by which the rent would need to be reduced to attract a tenant.

The full valuation is shown below:

Starting Rent	£1,900 pm
Less	
a) Items given under a)-d) above	£275
Market rent	£1,625 pm

Decision

20. Therefore, the Tribunal determines the market rent at £1,650 per calendar month with effect from 1 June 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.