FIRST-TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference	**:**	**LON/00AP/MNR/2026/0254**
Property	**:**	**71b Woodstock Road** **London N4 3EU**
Applicant	**:**	**Marco Magnani (Tenant)**
Representative	**:**	**None**
Respondent	**:**	**Alexanders Ltd. (Landlord)**
Representative	**:**	**None**
Type of Application	**:**	**Section 13(4) Housing Act 1988**
Tribunal Members	**:**	**N. Martindale FRICS** **A. Onigbode**
Date and venue of Hearing	**:**	**16 October 2026** **First Tier Tribunal HMCTS** **10 Alfred Place London WC1E 7LR**
Date of Decision	**:**	**16 October 2026**

REASONS FOR DECISION

Background

1 The First Tier Tribunal Property Chamber, received an application Form Rents 1, dated 15 April 2026 from the tenant. The application was for determination of a new rent of the Property under S.14 by the Tribunal. The case was listed for an online video based hearing and was heard with the tenant and landlord's representative present.

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Validity

2 In order for the Tribunal to have jurisdiction to be able to determine a new market rent under S.14 of the Housing Act 1988, from the effective date in the landlord's Form 4, the tenant must: 1. Refer the rent increase to the Tribunal before the start of the new rent period of 17 May 2026: The completed Form Rents 1 from the tenant, met this requirement, being dated 15 April 2026. The tenant must also: 2. Provide a copy of the landlord's Notice of rent increase, the Form 4: They did: And 3. Provide a full copy of their tenancy: Although they confirmed that they had in their application, twice, they did not. They only provided the Tribunal with pages No.1, 2 and 14.

3 In order for the Tribunal to have jurisdiction to be able to determine a new market rent under S.14 of the Housing Act 1988, from the effective date in the landlord's Form 4, the landlord's notice must be valid. It was. The Notice has to specify the date when the increase in rent will start from and be at least one month hence from service: It did and was.

Law

13 Increases of rent under assured periodic tenancies tenancies other than relevant low-cost tenancies.

(1)This section applies to—

(a) a statutory periodic tenancy other than one which, by virtue of paragraph 11 or paragraph 12 in Part I of Schedule 1 to this Act, cannot for the time being be an assured tenancy; and

(b) any other periodic tenancy which is an assured tenancy, other than one in relation to which there is a provision, for the time being binding on the tenant, under which the rent for a particular period of the tenancy will or may be greater than the rent for an earlier period.

Decision

4 The Tribunal did not receive a copy of the full lease of at least 14No. pages of A4 from the tenant, a pre-requirement of S.14 of the Act. This absence alone means that the Tribunal does not have jurisdiction to decide the new rent on this occasion.

5 The new rent will be as proposed in the landlord's S.13 notice being £1350 pcm, with effect from and including 1 May 2026.

Name: N. Martindale FRICS Date: 16 October 2026

Rights of appeal

By rule 36(2) of the Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013, the Tribunal is required to notify the parties about any right of appeal they may have.

If a party wishes to appeal this decision to the Upper Tribunal (Lands Chamber), then a written application for permission must be made to the First-tier Tribunal at the regional office which has been dealing with the case.

The application for permission to appeal must arrive at the regional office within 28 days after the Tribunal sends written reasons for the decision to the person making the application.

If the application is not made within the 28 day time limit, such application must include a request for an extension of time and the reason for not complying with the 28 day time limit; the Tribunal will then look at such reason(s) and decide whether to allow the application for permission to appeal to proceed, despite not being within the time limit.

The application for permission to appeal must identify the decision of the Tribunal to which it relates (i.e. give the date, the property and the case number), state the grounds of appeal and state the result the party making the application is seeking.

If the Tribunal refuses to grant permission to appeal, a further application for permission may be made to the Upper Tribunal (Lands Chamber).