	**FIRST - TIER TRIBUNAL** **PROPERTY CHAMBER** **(RESIDENTIAL PROPERTY)**
Case Reference	**LON/00AE/MRA/2026/0150**
Property	**41 Priory Close, Wembley, London HA0 2SD**
Tenant	**Artur Barsegian & Marine Mardanyan**
Tenant's Representative	**N/A**
Landlord	**Mrs Kavita Dinker Thakrar and Mr Dinker Vanmal Thakrar**
Landlord's Address	**14 Karin Way, Stanmore, HA7 3RF,**
Landlord's Representative	**Mr Jazz Singh**
Date of Application	**20 July 2026**
Type of Application	**Determination of a Market Rent sections 13 & 14 of the Housing Act 1988**
Tribunal Members	**Mr D Jagger MRICS** **Mr C Piarroux**
Date of Decision	**16 October 2026**
Rent Determined	**£1,625 per calendar month**
Date the new rent takes effect	**16 October 2026**

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REASONS FOR THE DECISION

Background

1. On 6 May 2026, the Landlord's agent served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1650 per calendar month in place of the existing rent of £1390 per calendar month to take effect from 23 July 2026. This being an increase of £260 which equates to approximately 19%.

2. On 20 July 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 13 June 2024 for a term of 24 months at the current passing rent of £1390.. A copy of the agreement was included within the bundle of evidence. 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.

Service 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 1930s built ground floor maisonette forming part of a two storey building with render elevations under a pitched and tiled roof.

14. The accommodation comprises: two bedrooms, living room, kitchen, bathroom and small private rear garden. 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 52m2.

    The Property is located in an established residential area, convenient to local amenities and Sudbury Hill Harrow railway station.

Evidence

15. 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.

16. The Tenant made the following comments:

a) It is claimed there is no insulation under the laminate flooring resulting in heat loss, moisture and damp.
b) There is damp and mould to the internal walls evidenced by the photographic evidence.
c) We regularly use a dehumidifier to try to keep the humidity and moisture levels inside the property within a normal range.
d) The outside step leading to the garden has been broken for approximately one year

The Landlord

a) A new smoke alarm was installed at the property.
b) The bath panel does have a small crack after it was removed to replace the bath taps, we will address this issue at the earliest opportunity
c) A property inspection was carried out by the local authority as part of the selective licence conditions and no defects were noted. If there had been any indications of bad smells from rats, mice or any other pests the council inspector would have requested a further investigation immediately.
d) There is no evidence or reason to suggest that the Ground below the property is wet.
e) The photos provided by the Tenant refer to previous damp issues in 2022.
f) The mould is due to condensation caused by a lack of ventilation and lifestyle.
g) The Landlord has installed external wall insulation at a cost of approximately £10,000 which will make a positive contribution towards damp and mould issues.
h) Two comparables provided by the Landlord show the marketing of two recent lettings at £1,700 and £1775 per month.
i) A link to the ONS.gov.uk website shows that the average rent for a 2 bedroom property in the Brent area as of June 2026 was £1932.00 pcm and by property type for flats and maisonettes in the same area was £1798.00 pcm in the same period.

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.

18. The Tribunal is grateful to both parties for the written statements and the comparable evidence provided by the Landlord. The evidence relied upon by the Landlord consists of advertised asking rents rather than achieved rents. Asking rents are of assistance in establishing the tone of the market but they are not conclusive, since a property may in the event let at a figure above or below the rent at which it was advertised.

Determination and Valuation

19. Relying on its own expert, general knowledge of rental values in the Wembley 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 £1,750 per month. This is the rent we would expect the property to let for on 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.

20. The Tribunal has considered very carefully this information and using its own expertise considers that a deduction of £100 should be applied in order to take account of the damp and mould to the internal walls. It is evident to the Tribunal that the Landlord has undertaken extensive external insulation works in order to remedy the damp and condensation issues. 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	£1,750 pm
Less	
a) Items given under a)-d) above	£100

Market rent **£1,650 pm**

Decision

21. The authority for the Tribunal to set the date when a new rent takes effect now comes from **Section 14(A1)** and the related determination provisions in the Renters' Rights Act 2025 (which amends the Housing Act 1988). Therefore, the new rent takes effect from the date of this decision.

22. The Tribunal determines the market rent at **£1,650** per calendar month with effect from 16 October 2026 being the date of the Tribunal's decision.

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.