	**FIRST - TIER TRIBUNAL** **PROPERTY CHAMBER** **(RESIDENTIAL PROPERTY)**
Case Reference	**LON/00BJ/MRA/2026/0180**
Property	**Flat 6, Cheval Court, 335 Upper Richmond Road, London SW15 6UA**
Tenant	**Mr. Leon Stoneman.**
Tenant's Representative	**In person.**
Landlord	**Ms. Antara Mirza.**
Landlord's Address	**Building 1, Meadows Business Park, Blackwater, Camberley, Surrey GU17 9AB.**
Landlord's Representative	**Denise Ward, Stirling Ackroyd.**
Date of Application	**24 July 2026.**
Type of Application	**Determination of a Market Rent sections 13 & 14 of the Housing Act 1988**
Tribunal Members	**Tribunal Judge Hamilton-Farey LLB FRICS.** **Mrs. P. Ogunfeibo.**
Date of Decision	**12 October 2026.**
Rent Determined	**£1,650.00 per calendar month.**
Date the new rent takes effect	**30 October 2026.**

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REASONS FOR THE DECISION

Background

1. On 26 May 2026 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,650 per calendar month instead of the existing rent of £1,550.00 per calendar month to take effect from 30 July 2026.

2. On 24 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 commenced on 30 July 2023 for a term of 24 months. The rental period is monthly. A copy of the tenancy agreement had been submitted with the tenant's evidence.

Allocation of Repairs between Landlord and Tenant.

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

Liability for Council Tax

5. 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.

6. None.

Inspection/Hearing

7. The tenant requested an inspection, but not a hearing. The application for an inspection was refused by a Legal Officer on 29 August. The tribunal therefore determined the rent on the basis of the documents provided.

The applicant's case:

8. Mr. Stoneman said that the rent sought by the landlord was too high and said that the property suffered from mould and damp, that it had ineffective electric heating and was not fully double glazed. He also said that the property was

affected by the levels of noise from Upper Richmond Road. Photographs were supplied to reflect the condition of the property, these showed mould and staining to tiling/ceiling in the bathroom. He also said that he had had to vacate the property whilst bathroom works were undertaken.

9. He relied on the following comparables:

Spencer Road	£1,500.00	
Earlsfield Road	£1,495.00	
Weir Road	£1,500.00	
Lavender Grove	£1,150.00	
Roehampton High Street	£1,595.00	
Wellington Road	£1,575.00	

10. Taking the above into consideration Mr. Stoneman suggested that the rent for his property should be reduced by £100 to £1,450.00 per calendar month.

11. Mr. Stoneman also said that he would suffer hardship if the rent was increased to the proposed level.

The Landlord's Case:

12. The landlord said that the best evidence of market rental would be the letting of a studio flat in the same block at £1,575.00 pcm. They say that the subject property is 31% larger than this studio, and therefore in the landlord's view supported the rent of £1,650.00. They also provided video evidence of the bathroom where no mould/damp appeared to be present. The landlord also said that the tenant had not reported any further issues since 2025. Copies of repair requests and emails were presented in the bundle, as were photographs of the property.

13. In addition, the landlord relied on the following open market rentals:

Upper Richmond Rd.	£1,800 pcm	1 bed, 1 bath	
Upper Richmond Rd.	£1,800 pcm	1 bed, 1 bath.	
Upper Richmond Road.	£1,650 pcm	1 bed, 1 bath	
Colinette Road	£1,750 pcm	1 bed, 1 bath	
Malbrook Road	£1,650 pcm	1 bed, 1 bath	

14. The landlord suggested that these comparables supported the rental of £1,650 per calendar month, and they confirmed that a gym membership had been paid for by them on behalf of the tenant whilst the bathroom works were undertaken so that he had full use of shower/bathing facilities during that period.

The Property

15. Neither party requested an inspection, but from the agreed information, the tribunal was informed that the property was a first floor, one bedroom flat, with kitchen and bathroom, partial double-glazing, wood effect flooring throughout and electric heating. The flat had been let partially furnished with a television unit, bed and mattress.

Determination and Valuation

16. The Tribunal considered the evidence supplied by the parties. We take into consideration the comparables provided and find that of the landlord in relation to the subject building is more compelling. This was the studio flat let at £1,575.00 per calendar month. From this and together with the other comparables, we find that the market rent for the property in good condition and newly let would be in the region of £1,900 - £2,000 per calendar month.

17. However, this Notice of Increase and application are subject to the Renters Rights Act 2025 and the maximum that the landlord can achieve is that noted on the Notice, £1,650.00.

Market rent	**£1,900 - £2,000 pcm.**
Rent under Renters Rights Act 2025	**£1,650.00 pcm.**

Undue hardship

18. The new rent takes effect from 30 October 2026 being the start of the next rent period after the Tribunal's rent determination, unless that would cause undue hardship to the tenant. In cases of undue hardship, the Tribunal has a discretion to postpone the new rent start date by a further two months.

19. The Tenant has asked the Tribunal to consider undue hardship but has not provided any evidence to support that request.

20. Without any evidence the tribunal must set the rent to start from 30 October 2026 being the start of the next rent period after the Tribunal's rent determination. We therefore confirm the start date for the new rent to be 30 October 2026.

Decision

21. Therefore, the Tribunal determines the market rent at £1,650 per calendar month with effect from 30 October 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.