FIRST-TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference	**:**	**LON/00BH/MRA/2026/0225**
Property	**:**	**303d Vanguard Way Walthamstow London E17 6DL**
Applicant	**:**	**David Smith (Tenant)**
Representative	**:**	**None**
Respondent	**:**	**Ridge EW TC Ltd. (Landlord)**
Representative	**:**	**Ridge PM Ltd. (Agent)**
Type of Application	**:**	**Section 13(4) Housing Act 1988**
Tribunal Members	**:**	**N. Martindale FRICS W. Gibbs**
Date and venue of Hearing	**:**	**23 September 2026 First Tier Tribunal HMCTS 10 Alfred Place London WC1E 7LR**
Date of Decision	**:**	**23 September 2026**

REASONS FOR DECISION

Background

1 The First Tier Tribunal Property Chamber, received an application dated 31 July 2026 Form MR1, from the tenant. The application was for determination of a new rent of the Property under S.14 by the Tribunal.

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

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date in the landlord's Form 4a, the tenant must: 1. Refer the rent increase to the Tribunal before the start of the new rent period of 1 August 2026: They did, on 31 July 2026. The tenant must also: 2. Provide a copy of the landlord's Notice of rent increase: They did; And 3. Provide a full copy of their tenancy: They did.

3 However 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 4a, the landlord's notice must be valid. The tenant in their application questioned the validity of the "notice" from the landlord.

4 The Form 4a is dated 1 June 2026. First class (if used) would have a deemed postal service on the second business day after this date, ie Wednesday 3 June 2026. The tenant states that they received a notice by email at 9.23am on 1 June 2026. The notice gave as the effective date for the new rent of 1 August 2026. Either way this would not provide sufficient notice of a new rent, now that it is a period of at least 2 calendar months, following the Renters Rights Act 2025.

5 The Form 4a dated 1 June 2026, gives the new rent date as 1 August 2026. The Act requires the new rent to be effective from the same date in the month as the rent period. The tenancy ran from 1 August 2025 to 31 July 2026. From their reading of the contract the rent period runs from the 1st of each calendar month. The effective date of the new rent must be the same day of a month, which is the 1st of each month. The notice served, does adopt the correct date.

Landlord's Representations on Validity in Form MR2

6 The Tribunal received no representations on validity.

Tenants' Representations on Validity in Form MR3

7 The Tribunal received no additional representations on validity.

Law

13A Increases of rent under relevant low-cost tenancies

(1) This section applies to a relevant low-cost tenancy within the meaning given by section 13(4C).

(2) For the purpose of securing an increase in the rent under a tenancy to which this section applies, the landlord may serve on the tenant a notice in the prescribed form proposing a new rent to take effect at the beginning of a new period of the tenancy specified in the notice, being a period beginning not earlier than—

(a) one month after the date of the service of the notice, and

(b) in the case of an assured agricultural occupancy, the first anniversary of the date on which the first period of the tenancy began, and

(c) if the rent under the tenancy has previously been increased by virtue of a notice under this subsection or a determination under section 14, either—

(i) in the case of an assured agricultural occupancy, the first anniversary of the date on which the increased rent took effect, or

(ii) in any other case, the appropriate date.

(3) The appropriate date is—

(a) in a case to which subsection (4) applies, the date that falls 53 weeks after the date on which the increased rent took effect;

(b) in any other case, the date that falls 52 weeks after the date on which the increased rent took effect.

(4) This subsection applies where—

(a) the rent under the tenancy has been increased by virtue of a notice under this section or a determination under section 14 on at least one occasion after the coming into force of the Regulatory Reform (Assured Periodic Tenancies) (Rent Increases) Order 2003, and

(b) the fifty-third week after the date on which the last such increase took effect begins more than six days before the anniversary of the date on which the first such increase took effect.

(5) Where a notice is served under subsection (2), a new rent specified in the notice takes effect as mentioned in the notice unless, before the beginning of the new period specified in the notice—

(a) the tenant applies to the tribunal under section 14(A3), or

(b) the landlord and the tenant agree on a variation of the rent which is different from that proposed in the notice or agree that the rent should not be varied.

(6) Nothing in this section (or in section 14) affects the right of the landlord and the tenant under a relevant low-cost tenancy within the meaning given by section 13(4C) to vary by agreement any term of the tenancy (including a term relating to rent).

Decision

8 The Tribunal found that the tenant's objection and referral to the Tribunal was made in time. More fundamentally, a valid notice of rent increase on Form 4a had not been issued: It had not been served with sufficient notice to the tenant.

9 There being no valid notice of rent increase for this reason, there is nothing for the Tribunal to determine. The rent remains unchanged at its passing level, stated by the tenant to be £2950 pcm.

Name: N. Martindale FRICS Date: 23 September 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).