	**FIRST - TIER TRIBUNAL** **PROPERTY CHAMBER** **(RESIDENTIAL PROPERTY)**
Case Reference	**LON/00BG/MRA/2026/0237**
Property	**Flat 2704 Maine Tower, 9 Harbour Way, London E14 9DN**
Tenants	**Xueying Du**
Tenant's Representative	**N/A**
Landlord	**Meng Dai**
Landlord's Address	**c/o Ground Floor, 6 Union Street, London SE1 1SZ**
Landlord's Representative	**JC Living LTD (trading as JC Living)**
Date of Application	**3 August 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	**30 October 2026**
Rent Determined	**£2,650 per calendar month**
Date the new rent takes effect	**30 October 2026**

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REASONS FOR THE DECISION

Background

1. On 2 July 2026, the Landlord's agent served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £611.53 per week (£2650 per month) in place of the existing rent of £580 per week (£2513.33 per month) to take effect from 15 September 2026. This being an increase of £31.53 which equates to approximately 5.4%.

2. On 3 August 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 19 September 2025. A copy of the agreement was not included within the bundle of evidence.

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. The property is let partly furnished including built-in kitchen units, integrated oven, fridge freezer, washing machine, bed frame, wardrobe, fabric sofa, dining table and matching dining chairs, television.

Liability for Council Tax

8. 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.

9. The block has a communal electric heating system plus factory-fitted comfort cooling system.

10. The tenancy excludes free access to building leisure amenities (gym, private cinema, games room)

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.

The Property

12. It is stated this is 27th floor purpose built flat forming part of a large multi storey block built in 2016 with panoramic views of central London.

13. The accommodation comprises: living room/kitchen, bedroom and bathroom, The windows are double glazed; there is a communal electric heating system, floor coverings and white goods in the kitchen. The property has an EPC Rating of B which is above average and a stated floor area of 57m2. The Property is located in Canary Wharf convenient to local amenities and stations.

Evidence

14. The parties provided comprehensive written statements together with helpful photographs and floor plan and inventory report. The landlord produced comparable evidence of the marketing of one bedroom flats in the block.

The Tenant.

15. The Tenant made the following comments:

    a) The proposed rent is above the true open market rent after deducting disrepair and lack of free building leisure amenities
    b) The landlord failed to rectify numerous long-standing maintenance defects before serving the rent increase notice as shown in the photographs including integrated kitchen appliances.
    c) Multiple items of landlord-provided furniture and fixed fittings were damaged and had not been repaired for nine months, with residual belongings left by the previous tenant uncleared at move-in
    d) All five benchmark apartments are defect-free and include complimentary access to the building's leisure amenities, averaging

£540 weekly. Whilst my unit's heating and cooling systems function faultlessly, it is excluded from all shared leisure facilities and bears numerous long-unrectified defects absent from every comparison flat.

e) The Tribunal notes the floor area of this comparable evidence varies whereby some flats have a floor area of 31m2 compared to the subject at 57m2.

f) The Tenant requests the Tribunal to set the statutory open market rent at £540per week (£2,340 pcm) and reject the landlord's Section 13 rent uplift

The Landlord

a) The Tenant's valuation document is not a reliable or objective market assessment. It contains material inaccuracies, incorrect assumptions, and selective use of comparables that do not withstand scrutiny when compared against the full set of listings.

b) The tenants list of "defects" is general wear and tear which were subsequently addressed and resolved.

c) The Landlord has identified 13 directly comparable listings within Maine Tower and the Harbour Central development, all of which meet the statutory definition of "similar premises let on similar terms" for the purposes of section 13(3) of the Housing Act 1988. These comparables range from £2,450pcm to £3,000pcm, with the mean average being £2,725pcm. All comparables share the same core characteristics as the subject property. When the full dataset of 13 valid comparables is considered, the market evidence clearly supports a rent level significantly above the tenants proposed £2,340pcm and aligns with the figure set out in the Section 13 Notice

Determination and Valuation

16. 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.

17. **The Post-May 2026 Framework:** Following the implementation of the Renters' Rights Act on **1 May 2026**, most private tenancies in England automatically converted into or were created as assured periodic tenancies. Under this framework, the Section 13 process is now the only statutory route for a Landlord to implement a rent increase on these tenancies.

18. The Tribunal is grateful to both parties for the written statements and the comparable evidence. The evidence relied upon by the parties 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 Canary Wharf area together with the comparable evidence provided by the parties the Tribunal considers that the market rental of the subject property in this location modernised and in good condition would be in the order of £2,650 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. The Tribunal has made no adjustments to the proposed rental figure.

Decision

20. 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.

21. The Tribunal determines the market rent at **£2,650** per calendar month with effect from 30 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.