	**FIRST - TIER TRIBUNAL** **PROPERTY CHAMBER** **(RESIDENTIAL PROPERTY)**
Case Reference	**LON/00BA/MNR/2026/0266**
Property	**203 Galpins Road Norbury London** **CR7 6EW**
Tenant	**Yvonne Eubanks**
Tenant's Representative	**None**
Landlord	**Roydon Royd limited**
Landlord's Representative	**Joseph Muscat**
Date of Application	**28th April 2026**
Type of Application	**Determination of an Open-Market Rent sections 13 & 14 of the Housing Act 1988**
Tribunal Members	**J A NAYLOR FRICS Valuer Chair** **Mr K. BEHESHTIZADEH Lay Member**
Date of Decision	**2nd November 2026**
Rent Determined	**£1,701.00 per calendar month**
Date of Valuation	**2nd November 2026**
Date the new rent takes effect	**4th November 2026**

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REASONS FOR THE DECISION

Background

1. On 14th April 2026, the Landlord served a notice under Section 13 (2) (as amended) of the Housing Act 1988 which proposed a new rent of £2,000.00 per calendar month(pcm) in place of the existing rent of £ 1,300.00 pcm to take effect from 4th June 2026.

2. On 28th April 2026, under Section 14 (A3) of the Housing Act 1988, the Tenant referred the Landlord's notice proposing a new rent to the Tribunal for determination of an open-market rent.

3. The tenancy commenced on 4th October 2025. The rental period is monthly.

Allocation of Repairs between Landlord and Tenant.

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

Services Charges or furniture provided by Landlord (other than carpets and curtain and white goods specified below) and the costs relating to the same.

5. None

Liability for Council Tax

6. 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.

7. None

Hearing

8. Neither party requested an oral hearing.

Inspection

9. The Tribunal carried out an inspection of the Property on the morning of 2nd November 2026 in the presence of the Tenant, the Landlord was notified of the inspection but did not attend.

The Property

10. The Property is a 1930 mid terraced house

Property: Ground floor: Hall, 2 reception rooms , Kitchen

First Floor : 3 Bedrooms Bathroom / WC

Outside: Gardens front and rear with off street parking for one car.

The Property benefits from central heating and double glazing

The Property is situated in in a suburban London location with transport and shopping facilities easily accessible by car but a reasonable distance on foot.

Evidence

11. The parties completed the relevant MR1 (tenant), MR2 (landlord) and MR3 (tenant's reply).

The Tenant

12. The Tenant made the following comments:

That the original tenancy began in 2005 the tenant says that they think that the market rent is £3000.00 per month. They say that they require neither an inspection nor a hearing . They confirm that they make no payments to the landlord other than by way of rent and no services are included. On the issue of hardship The Tenant states that the rent proposed is the equivalent of their monthly income and not affordable. By way of a separate e-mail, they say that they get assistance with the rent currently.

The tenant has provided a number of photographs which show that the property does require some redecoration and that both the kitchen and bathroom require updating .

The Landlord

13. The Landlord made the following comments:

> Landlord states that £25,000.00 has been spent on the property in the last couple of year and that the rear had been redecorated they dispute the tenant's evidence. The Landlord says that they do not require a hearing and that they are aware that the Tenant may suffer hardship as a result of a ' fair ' rent increase but that the rent should be determined as an open market rent without taking the hardship into consideration .

14. The Landlord did not provide comparable rental evidence but states that his managing agents have recommended the figure in the asking notice on the basis of evidence that they have.

15. By way of reply the Tenant mentions a hole in the ceiling where a boiler has been changed and the area not made good . They also list evidence of damp within the kitchen a defective electrical installation and areas of spalling plaster and missing tiles in the kitchen

Determination and Valuation

16. Under section 14(1) of the Housing Act 1988 (as amended), the Tribunal is required to determine the rent at which the Property might reasonably be expected to let in the open market by a willing Landlord at the beginning of the new period specified in the Landlord's notice. Relevant Tenant improvements or failure of the Tenant to comply with the terms of the tenancy are to be disregarded. Historic issues relating to the tenancy or the personal circumstances of the Landlord are not taken into account. The personal circumstances of the Tenant are only considered if an application for hardship has been made.

17. The Tribunal has had the benefit of an inspection as detailed above during this inspection the Tribunal were able to determine that the property does indeed require some redecoration, and that kitchen and bathroom fittings are now antiquated. It was apparent that that the rear wall has been recently redecorated and that the property has a modern central heating installation and a new double-glazing installation. The Electrical installation is antiquated and has a limited number of sockets by modern standards. Internally decoration is very poor where paper exists on walls it is peeling at its extremities with open joints in most rooms. Generally, the Tribunal is of the opinion that the overall condition of this property is far below those that come to the market to rent.

18. Relying on its own expertise and general knowledge of rental values in the area, the Tribunal considers that the market rent of the subject property modernised and in good order would be in the order of £ 2,100.00 pcm. This is the rent we would expect the property to let for in the open market at the valuation date if it was in the same general condition as the majority of similar properties in the area that are available to rent

19. From this level of rent, the Tribunal has made adjustments in relation to the following:

    a) An antiquated kitchen
    b) An antiquated bathroom
    c) A limited old electrical installation
    d) Evidence of damp and defective plaster in the kitchen.
    e) Poor decorative condition throughout

    The full valuation is shown below:

Starting Rent		£2,100.00pcm
Less		
a) Items given under a) to e) above	19%	£ 399.00 pcm
Open-Market Rent		**£1701.00 pcm**

20. The new rent takes effect from the date which is the beginning of the first new period of the tenancy which begins on or after the date of the determination unless that would cause undue hardship to the tenant. In cases of undue hardship, the Tribunal has a discretion to fix a later starting date up to two months after it makes its determination.

21. The Tenant has asked the Tribunal to fix a later starting date in this case. The Tenant says they will be caused undue hardship because the rent will result in an increase in outgoings that they will not be able to afford

22. The Landlord did not respond directly to the Tenant's application for postponement due to hardship, but did mention, in effect , that he could foresee that this might be the case .

23. The threshold for demonstrating undue hardship is high. The Tenant has produced no evidence to support their submissions. On the basis of the evidence provided, the Tribunal considers that for the increase to take effect from the date the Tribunal makes its determination would not cause undue hardship and does not fix a later starting date.

Decision

24. **The Tribunal determines the new rent amount at £ 1,701.00 per calendar month with effect from 4th November 2026 which is the beginning of the first new period of the tenancy which begins on or after the date of the determination.**

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 after 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.