FIRST-TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference	:	LON/00BG/MRA/2026/0191
Property	:	11 Knapp Road, Bow, London E3 4BP
Applicant	:	Pia-Katharina Andres Jose Alejandro Arciniegas (Tenants)
Representative	:	None
Respondent	:	Louise Mazen Fayez Omeish (Landlord)
Representative	:	Keatons (Agent)
Date of Application	:	27 July 2026
Type of Application	:	Determination of a Market Rent sections 13 &14 Housing Act 1988
Tribunal Members	:	N. Martindale FRICS A. Onigbode
Date of Decision	:	10 November 2026
Rent Determined	:	£2100 per calendar month
Date of new rent start	:	4 December 2026

REASONS FOR DECISION

Background

1 A landlord's notice FORM 4A, dated 24 June 2026, was served under Section 13(2) Housing Act 1988 proposing a new rent of £2300 per calendar month in replacing a passing rent of £2100 pcm, with effect from 4 September 2026.

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2 At a date, prior to the effective date, under S.13(4)(a) Housing Act 1988 the tenant referred the landlord's notice proposing a new rent, to the Tribunal for determination.

3 The assured tenancy is now periodic calendar monthly.

Allocation of Repairs between Landlord and Tenant

4 As per S.11 Landlord and tenant Act 1985.

Landlord's Service Charges and Furniture provided and costs.

5 Furniture included: Kitchen table, 4No. stools, 2 bed frames and mattresses, 3 chests of drawers, sofa, shelving unit, TV set. Landlord's white goods and a variety of other fixed floor finishes assumed.

Liability for Council Tax

6 Tenant.

Other relevant terms of tenancy

7 None

Inspection and Hearing

8 An inspection is not routinely carried out. The Tribunal is content that it has sufficient information on the Property, its condition and on comparables, from a combination of the written and any photographic representations received and from its own knowledge and specialist expertise. There was no oral hearing.

Property

9 There was no inspection. The Property is a flat on the ground floor of a 5 level block (the Building) dating from the 2000's. Accommodation: 2 bedrooms, kitchen, living room, bathroom. Fair faced brickwork cladding, flat roof above apparently, to the Building exterior. Front elevation appears to be in fair to good condition. There is central space and water heating (Google Streetview September 2025).

10 There is no off road parking and there are on-road parking restrictions. It is near other 1950's public housing flats and to older terraced Victorian housing, in an established residential area of side roads.

Evidence

11 The Tribunal received completed Form MR1 of 27 July 2026 from the tenant, with the landlord's notice in Form 4a. Form MR2 was not received from the landlord and there was no reply Form MR3 from the tenant. The documents provided some additional background to the

Property and the letting. The Tribunal is grateful for such information as was provided by one or both of the parties.

Tenant

12 The tenant did not contest the form and/or content of the landlord's S.13 Notice but did challenge the new rent. The tenant felt that the rent should be £2200 pcm. The tenants included some photographs, mainly of the Property interior. There included pictures of materials which appeared to have been those left behind at the time of lease grant which they had to clear. The photos showed minor damage from general wear and tear to elements of the interior.

13 The tenants offered no specific comparable properties for the Tribunal, but had observed that rents for 2 bedroom 1 bathroom flats, in relatively new purpose built flats appeared to be to let from between £2100 to £2300 pcm. Flats with a second bathroom were newer and larger and appeared to start from £2500 pcm upwards.

Landlord

14 The Tribunal received no representations from the landlord.

Law

15 In accordance with the terms of S.14 of the Act we are required to determine the rent at which we consider the property might reasonably be expected to let in the open market, by a willing landlord, under an assured tenancy, on the same terms as the actual tenancy; ignoring any increase in value attributable to tenant's improvements and any decrease in value due to the tenant's failure to comply with any terms of the tenancy. Thus the Property falls to be valued as it stands; but assuming that the Property to be in a reasonable internal decorative condition.

Valuation

16 From the Tribunal's own general knowledge of market rent levels in LB Tower Hamlets having regard to comparables, for a Property of this type and location, it determines that the subject Property would let on normal Assured Periodic Tenancy (APT) terms, for £2200 pcm, fully fitted and in good order. This is the rent we would expect the Property to let for in the open market, if it was in the same condition as comparable properties including landlord's white goods and floor coverings.

17 The Tribunal noted that the Property experienced some minor defects including worn carpets and initial works that had fallen on the tenant at grant. Some had been remedied, some longstanding but, sufficient to justify a small end allowance of £100 pcm. The Tribunal determines the new market rent at £2100 pcm.

Undue Hardship

18 If undue hardship were shown then at most, the start date for the new rent could be delayed by a Tribunal up to 2 months, effective from the beginning of the next rent period following. Allowance for hardship from the rent increase, was not sought by the tenant in their application and there was no supporting documentation to consider further. No change to the effective date of the new rent is made by the Tribunal.

Decision and effective start date

19 The new rent of 2100 pcm is to be levied from and including the start date of the next rent period falling due, which is 4 December 2026.

20 Although the landlord is not obliged to charge this rent and may charge a significantly lower rent as a result of their own choice, policy, or governmental regulation; they may not charge more than this figure. Otherwise any further reduction in this figure, is a matter between the parties, only.

Chairman N Martindale FRICS Date 10 November 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 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 decision to the person making the application (regulation 52 (2) of The Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rule 2013).

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).