	**FIRST - TIER TRIBUNAL** **PROPERTY CHAMBER** **(RESIDENTIAL PROPERTY)**
Case Reference	**LON/00AQ/MRA/2026/0417**
Property	**90 Rickmansworth Road, Pinner, London, HA5 3TG**
Tenant	**Darrell Nortje**
Tenant's Representative	**N/A**
Landlord	**Mrs Hana Tran & Mr Christopher Matrunola**
Landlord's Address	**113 Prospect Road, Farnborough, GU14 8LA**
Landlord's Representative	**Andrew Pearce Commercial Ltd**
Date of Application	**1 September 2026**
Type of Application	**Determination of an Open-Market Rent sections 13 & 14 of the Housing Act 1988**
Tribunal Members	**Ms S Beckwith MRICS** **Ms A Onigbode**
Date of Decision	**12 November 2026**
Rent Determined	**£2,050 per calendar month**
Date of Valuation	**13 September 2026**
Date the new rent takes effect	**13 November 2026**

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REASONS FOR THE DECISION

Background

1. On 30 June 2026, the Landlord served a notice under Section 13 (2) (as amended) of the Housing Act 1988 which proposed a new rent of £2,050 per calendar month (pcm) in place of the existing rent of £2,025 pcm to take effect from 13 September 2026.

2. On 1 September 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 13 July 2025. The rental period is monthly. A previous tenancy agreement from July 2024 was also provided.

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 curtains and white goods specified below) and the costs relating to the same.

5. N/A

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. N/A

Hearing

8. Neither party requested an oral 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

9. The Tenant provided photographs. The Landlord provided photographs and a floorplan with dimensions.

10. The Property is a terraced house, offering the following accommodation:

    Property: on the ground floor, a kitchen, large reception room and conservatory. On the first floor, two bedrooms and a bathroom.

    Outside: a garden with powered summer house.

    The Property benefits from double glazed windows, gas central hearing, wooden flooring on the ground floor and carpeting to the bedrooms.

    The Property is situated in Pinner in northwest London. Northwood Hills underground station is approximately three quarters of a mile to the northwest. Pinner station is approximately one mile to the southeast.

Evidence

11. The parties completed the relevant MR1 (tenant) and MR2 (landlord) forms. The Tenant did not return the MR3 (tenant's reply) form.

The Tenant

12. The Tenant made the following comments:

    a) The Property is on a busy road and the noise is disruptive.
    b) There was construction noise from works to the block of flats next door.
    c) The Tenant describes the second bedroom as a single/box room.
    d) The lack of dedicating parking is inconvenient.

13. The Tenant provided the following comparables:

    a) Ashridge Gardens – three bedroom semi detached house being marketed for £1,900 pcm.
    b) Woodford Crescent – three bedroom detached bungalow being marketed for £2,100 pcm.

14. The Tenant confirmed their opinion that the market rent is £1,850 pcm.

The Landlord

15. The Landlord made the following comments:

    a) The Tenant's comparables are visibly older and basic, with unrenovated interiors and dated kitchens. They also have smaller gardens and do not benefit from an outbuilding.

16. The Landlord provided a best price guide from Rightmove showing properties on the market between September 2024 and September 2026 within one mile of the Property. 12 two bedroom properties were listed between £2,000 pcm and £2,050 pcm.

Determination and Valuation

17. 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.

18. There was a dispute between the parties as to the size and layout of the Property. The Tenant described the second bedroom as a single/box room. The Landlord described it as a double. Based on the floorplan and photographs, the Tribunal finds that this is a small double room.

19. The Landlord described the Property as benefitting from "a dedicated breakfast/office room" internally and summer house and conservatory externally. The Tenant did not mention these areas. The floor plan provided does not show a breakfast/office room or conservatory, but one of the photographs provided appears to show that a conservatory is present at the rear of the house.

20. The Tribunal has therefore valued based on a terraced house with one standard double and one small double bedroom, a large living/dining room, a conservatory and a powered outbuilding in the garden and no off-street parking.

21. The issue raised by the Tenant about construction noise appears to be historic and has not been taken into account.

22. Neither party provided evidence of completed transactions. Comparable a) provided by the Tenant is around one mile from the subject Property. The Tribunal was not able to ascertain the full details, but notes that photographs appear to show the interior is dated. No details were visible about comparable b). The Tribunal notes that the information provided by the Landlord demonstrates that both flats and terraced houses in close proximity to the Property were being marketed at £2,000 pcm, however, no details about the overall size, configuration and specification was available.

23. Relying on its own expertise and general knowledge of rental values in the area, and the comparables provided by the Landlord and the Tenant, the Tribunal considers that the market rent of the subject Property would be in the order of £2,050 pcm. This is the rent we would expect the property to let for in the open market at the valuation date and if it was in the same general condition as the comparable properties including having white goods provided by the landlord.

24. The Tribunal has taken into account the configuration, specification and condition of the Property in arriving at the level of rent achievable in the open market set out above and therefore makes no further adjustments.

Decision

25. The Tribunal determines the new rent amount at £2,050 per calendar month with effect from 13 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.