	**FIRST - TIER TRIBUNAL** **PROPERTY CHAMBER** **(RESIDENTIAL PROPERTY)**
Case Reference	**LON/00AQ/MRA/2026/0188**
Property	**193 The Heights, Harrow, Northolt UB5 4BU**
Tenant	**Qahira Alenazi**
Tenant's Representative	**In Person**
Landlord	**Mrs. Anisha Prashant Pindoria and Mr. Prashant Velji Pandoria**
Landlord's Address	**659, Watford Way, Mill Hill, London, NW7 3JR**
Landlord's Representative	**Nava Property Management**
Date of Application	**24 July 2026**
Type of Application	**Determination of an Open-Market Rent sections 13 & 14 of the Housing Act 1988**
Tribunal Members	**Mr A Harris FRICS** **Ms S Allen**
Date of Decision	**17 November 2026**
Rent Determined	**£2185.00 per calendar month**
Date of Valuation	**16 August 2026**
Date the new rent takes effect	**16 December 2026**

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REASONS FOR THE DECISION

Background

1. On 15 June 2026, the Landlord served a notice under Section 13 (2) (as amended) of the Housing Act 1988 which proposed a new rent of £2400.00 per calendar month(pcm) in place of the existing rent of £2000.00 pcm to take effect from 16 August 2026.

2. On 24 July 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 16 May 2025. The rental period is monthly on the 16th of the month.

Allocation of Repairs between Landlord and Tenant.

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

Services Charges

5. There is no service charge.

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.

Hearing

7. 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

8. The Tribunal did not inspect

9. The Property is a semi detached house, offering the following accommodation: ground floor : 2 reception rooms, kitchen, sunroom

1st floor: 3 bedrooms and bathroom/WC

Outside: garden, garage and off-street parking

The Property is situated in Northolt close to shopping and public transport facilities.

Evidence

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

The Tenant

11. The Tenant made the following comments:

    a) The Tenant stated that the property has old wooden floors on the ground floor with carpet on the stairs and upstairs bedrooms which is old and worn. Windows are double glazed but the heating is very old and does not work well in winter. The property has not been repainted for more than 5 years and the bathroom floor and bath are old and scratched. The bathroom and sunroom suffer from mould.

12. The Tenant provided the following comparables:

Carlyon Rd UB4	£ 2,050.00	pm		LL says different market
Exeter Rd HA2	£ 2,250.00			LL says different market
North Rd	£ 1,650.00		3 bed flat no assistance	LL says different market
Castle Road, Northolt UB5	£ 2,100.00		3-bed terraced house; advertisement shows 2 baths and 1 reception	
Wood End Gardens, Northolt UB5	£ 2,200.00		3-bed semi-detached; 1 bathroom	
Eskdale Avenue, Northolt Village UB5	£ 2,200.00		Rightmove advertisement; added 19/08/2026; unfurnished	
Carlyon Road, UB4	£ 2,050.00		3-bed semi-detached; 1 bathroom	
Stanley Avenue, UB6	£ 1,999.00		3-bed end terrace; 1 bathroom; unfurnished	

The Landlord

13. The Landlord made the following comments:

    a) The Landlord provided a check-in inventory at the commencement of the tenancy and a record of repairs carried out. A new kitchen was fitted in 2023 and a new boiler in November 2024. There were 3 pest control visits in 2025. The landlord also provided a list of repairs carried out in July 2026, after the date of the Landlord's notice, including upgrades to wiring and a bath pump. These will not be taken into account

14. The following comparables were provided by the Landlord:

The Heights Northolt UB5	£ 2,300.00	pm	smaller kit no extension Mar 26	
Thorndyke Av Northolt UB5	£ 2,400.00	pm	3 bed let agreed Jun 26	
Townson Ave Northolt UB5	£ 2,400.00	pm	3.2 miles away let agreed May 26	
Keble Close, Northolt UB5	£ 2,450.00	pm	No recent renovation. On mkt June/July	
Sandringham Rd Northolt UB5	£ 2,400.00	pm	3 bed smaller kitchen Jun 26	
Wood End Gardens Northolt UB5	£ 2,400.00	pm	3 bed smaller new kitchen Aug 26	
Kingshill Ave Northolt UB%	£ 2,400.00	pm	smaller floor plan and garden Aug 26	
Eastcote Lane Northolt UB5	£ 2,400.00	pm	smaller garden	Aug-26
Mandeville Rd Northolt UB5	£ 2,400.00	pm	reduced from 2400 Aug 26	
Russell Rd Northolt UB5	£ 2,400.00	pm	marketed as student prop Aug 26	

Determination and Valuation

15. 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.

16. Relying on its own expertise and general knowledge of rental values in the area, and the comparables provided by the parties, the Tribunal considers that the market rent of the subject Property modernised and in good order would be in the order of £2300.00 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.

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

    a) Condition described in the inventory with further wear and tear shown in the photographs but taking account of the repairs carried out.

The full valuation is shown below:

		PCM
AST Market rent		£ 2,300.00
less condition wear and tear	5.0%	-£ 115.00
Open market rent		**£ 2,185.00**

Decision

18. The new rent of £2185.00 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.

19. The Tenant has asked the Tribunal to fix a later starting date in this case. The Tenant says she will be caused undue hardship because she is unable to work and on universal credit.

20. The Landlord did not respond to the Tenant's application for postponement due to hardship.

21. 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.

22. The Tribunal determines the new rent amount at £2185.00 per calendar month with effect from 16 December 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.