

(Panel Name) Rent Assessment Panel

File Ref No.

LON/00AK/MNR/
2007/0009

**Notice of the Rent Assessment Committee Decision and
Register of Rents under Assured Periodic Tenancies
(Section 14 Determination)**

Housing Act 1988 Section 14

Address of Premises

33 Princes Avenue, London, N13
6HA

The Committee members were

Mr S Shaw
Mr B Collins
Mrs J Clark JP

**Landlord
Address**

Riga Investments Ltd
47 Wargrave Avenue, London, N15 6UH

Tenant

Miss Z Al-Uzbekistani

1. The rent is: 996.66 Per month (excluding water rates and council tax
but including any amounts in paras 3&4)

2. The date the decision takes effect is: 1 February 2007

*3. The amount included for services is not
applicable

Per

4. Date assured tenancy commenced

No agreement provided

5. Length of the term or rental period

Monthly periodic

6. Allocation of liability for repairs

As per Section 11 of
Landlord & Tenant Act 1985

7. Furniture provided by landlord or superior landlord

8. Description of premises

Terraced house, circa 1900, comprising living room, 2 bedrooms, kitchen, shower room/WC.

Chairman

S Shaw

Date of Decision

16 February 2007

Rent Assessment Committee: Summary reasons for decision
Housing Act 1988**Address of Premises**

33 Princes Avenue
London
N13 6HA

The Committee members were

Mr S Shaw
Mr B Collins
Mrs J Clark JP

1. Background

On 27 December 2006 the tenant of the above property referred to the Committee a notice of increase of rent served by the landlord under section 13 of the Housing Act 1988.

The landlord's notice, which proposed a rent of £996.66 per month with effect from 1 February 2007 is dated 8 November 2006.

The commencement date of the tenancy appeared disputed, however, the current rent is £845 per month.

2. Inspection

The Committee inspected the property externally on 16 February 2007 and found it to be in fair condition.

The Committee was unable to gain access at the appointed time in order to inspect the property internally and therefore made an external inspection only.

3. Evidence

The committee received written representations from the tenant and these were copied to the landlord. No written representations were received from the landlord.

A hearing was held at 10 Alfred Place, London WC1 on 16 February 2007 at which oral representations were made by the landlord. The tenant was not present or represented.

4. The law

In accordance with the terms of section 14 Housing Act 1988 the Committee proceeded to determine the rent at which it considered that the subject property might reasonably be expected to be let on the open market by a willing landlord under an assured tenancy.

In so doing the Committee, as required by section 14(1), ignored the effect on the rental value of the property of any relevant tenant's improvements as defined in section 14(2) of that Act.

In coming to its decision the Committee had regard to the evidence supplied by the parties and the members' own general knowledge of market rent levels in the area of

Palmers Green and concluded that an appropriate market rent for the property would be £996.66 per month.

5. The decision

The Committee therefore concluded that the rent at which the property might reasonably be expected to be let on the open market would be £996.66 per month.

This rent will take effect from 1 February 2007 the committee being satisfied that undue hardship would otherwise be caused to the tenant.

Chairman: S Shaw

Dated: 16 February 2007

This document contains a summary of the reasons for the Rent Assessment Committee's decision. If either party requires extended reasons to be given, they will be provided following a written request to the committee clerk which must be made within 28 days from the date of issue of this document.

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