



**FIRST-TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)**

Case Reference	:	HAV/00HD/MNR/2025/0622
Property	:	21 Barnes Court Whitley Mead Stoke Gifford Bristol BS34 8XT
Applicant Tenant	:	G Dulan Sri Nisal Ranasinghe
Representative	:	None
Respondent Landlords	:	Picture Living Investment GP LLB
Representative	:	Touchstone Property Services Ltd
Type of Application	:	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	:	Mr I R Perry FRICS Mr M C Woodrow MRICS Judge Clark
Date of Application	:	30th January 2025
Date of Decision	:	3rd April 2025

DECISION

The Tribunal determines a rent of £1,075 per calendar month with effect from 1st February 2025.

SUMMARY REASONS

Background

1. On 12th December 2024 the Landlord's Agent served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,075 per month in place of the existing rent of £995 per month to take effect from 1st February 2025.
2. On 30th January 2025 under Section 13(4)(a) of the Housing Act 1988, the Tenant referred the Landlord's notice proposing a new rent to the Tribunal for determination of a market rent. This was received on 31st January 2025.

Inspection

3. The Tribunal did not inspect the property but considered this case based on the papers provided by the parties and information freely available on the internet.

Evidence

4. The Tribunal has considered the written submissions provided by the Tenant and the Landlord.

Determination and Valuation

5. Having given consideration to the comparable evidence provided by the parties, and of its own expert general knowledge of rental values in the area, the Tribunal determines that the open market rent for the property in good tenantable condition would be £1,075 per calendar month.
6. The Tribunal is required to disregard the personal circumstances of either party and to assess a rent as at the relevant date. The Tribunal cannot make adjustments to the rent to reflect historic issues of repair or maintenance that have now been corrected and cannot assess compensation for any delays in repairs being carried out.
7. The Tenant made no representation that the starting date for the new rent specified in the Landlord's notice would cause the Tenant undue hardship.
8. Accordingly, the Tribunal directed that the new rent of £1,075 per month should take effect from 1st February 2025 this being the date specified in the notice.

APPEAL PROVISIONS

These summary reasons are provided to give the parties an indication as to how the Tribunal made its decision. If either party wishes to appeal this decision, they should first make a request for full reasons and the details of how to appeal will be set out in the full reasons. Any request for full reasons should be made within a month. Any subsequent application for permission to appeal should be made on Form RP PTA.