



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

Case Reference	:	HAV/00HB/MNR/2025/0672
Property	:	Ground Floor Flat 344 Two Mile Road Kingswood Bristol BS15 1AJ
Applicant Tenants	:	Miss K Bauerova & Miss T Hinam
Representative	:	None
Respondent Landlord	:	Mr S Kouzaris
Representative	:	TLS Estate Agents
Type of Application	:	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	:	Mr I R Perry FRICS Mr D Cotterell FRICS
Date of Application	:	16th April 2025
Date of Decision	:	16th June 2025

DECISION

The Tribunal determines a rent of £875 per calendar month with effect from 28th April 2025.

SUMMARY REASONS

Background

1. On 12th March 2025 the Landlord's Agent served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,000 per month in place of the existing rent of £775 per month to take effect from 28th April 2025.
2. On 16th April 2025 under Section 13(4)(a) of the Housing Act 1988, the Tenants referred the Landlord's notice proposing a new rent to the Tribunal for determination of a market rent.

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. There were no written submissions from the Landlord.

Determination and Valuation

5. Having given consideration to the 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 would be £875 per calendar month.
6. 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.
7. Accordingly, the Tribunal directed that the new rent of £875 per month should take effect from 28th April 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.