



Rents 1

Apply for a determination of a market rent

This form is for tenants. It is to request a decision on the open market value rent for the property.

You must send this form to the tribunal before the proposed start date of the new rent as shown in the notice of increase (section 13(4) application only).

You must complete all sections and provide all documentation requested otherwise the tribunal cannot progress your application.

If you are unable to do so you must explain why. The tribunal will decide whether or not the application can proceed.

Before you apply

You will need:

- a copy of any tenancy agreement (if any)
- a copy of the landlord's notice of increase for section 13(4) applications. **This must be attached to your application form.**

Section 1 – Type of appeal

Choose one of the options:

Assured tenancy including assured shorthold tenancy, rental value determination (landlord's notice of increase)
Section 13(4) of the Housing Act 1988

Agricultural Occupancy – rental value determination
(landlord's notice of increase)
Section 13(4) of the Housing Act 1988

Assured Shorthold Tenancy – rental value determination
Section 22(1) of the Housing Act 1988

If you have any questions

If you have any questions about this application contact the relevant regional office in **Annex 1**.

The tribunal cannot give legal advice on your case.

Serving the application

You must send a copy of the application to the landlord and any interested party by email or post.

Other notes

Write clearly if you are completing this form by hand.

Use another sheet of paper if there is not enough space for you to say everything.

Add your name at the top of any additional pages.

Guidance on completing this form is online at:
www.gov.uk/guidance/apply-for-a-market-rent-determination

Section 2 – Tenant’s information

Note for Section 2: Use a separate sheet if you need to include details of more than one applicant.

2.1 Details of tenant

First name

Last name

Company name (optional)

2.2 Applicant type (capacity)

Tenant

Joint tenants

2.3 Address

First line of address

Second line of address

Town or city

County (optional)

Postcode

| | | | | |

2.4 Reference number for correspondence (optional)

2.5 Contact details

Phone number

Mobile number

Email address

2.6 Details of tenant's representative (if any)

First name

Last name

Company name

Note 2.6: A representative is someone you want to represent you in dealing with the tribunal.

If you appoint a representative, the tribunal office will only correspond with your representative.

2.7 Address

First line of address

Second line of address

Town or city

County (optional)

Postcode

| | | | | |

2.8 DX number for correspondence (optional)

2.9 Reference number for correspondence (optional)

2.10 Contact details

Phone number

Mobile number

Email address

Section 3 – Landlord’s information

3.1 Name of landlord

First name

Last name

3.2 Address

First line of address

Second line of address

Town or city

County (optional)

Postcode

| | | | |

3.3 Reference number for correspondence (optional)

3.4 Contact details

Phone number

Mobile number

Email address

3.5 Details of landlord's representative or letting agent (if any)

First name

Last name

Company name

3.6 Address

First line of address

Second line of address

Town or city

County (optional)

Postcode

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3.7 Reference number for correspondence (optional)

3.8 Contact details

Phone number

Mobile number

Email address

Section 4 – Notices (section 13(4) applications only)

4.1 Have you attached a complete copy of the landlord's **Notice of Increase**?

Yes

No

4.2 Do you agree that the notice served is valid?

Yes

No. **Give further details in the boxes below.**

Reasons why you do not accept the notice served is valid

Evidence in support which is attached - list below

4.3 Has the tribunal previously determined the rent for your tenancy?

Yes. **The tribunal's case reference number for the previous determination was**

No

Section 5 – Details of your tenancy

5.1 What is your current rent?

Amount	Frequency (per week, per month)
£	

5.2 Does the rent include Council Tax?

No

Yes, **give details**

Amount	Frequency (per week, per month)
£	

5.3 Does the rent include any charges for utilities?

No

Yes, **give details**

Amount	Frequency (per week, per month)
£	

5.4 When did the present tenancy begin?

5.5 Do you have a copy of your tenancy agreement?

Yes. **Attach a complete copy to this form, including all terms and conditions.**

No. **In the box below explain why you do not have a copy of your tenancy agreement.**

For Section 22 applications only

5.6 When does the tenancy end?

5.7 Does the present tenancy replace an original tenancy?

No

Yes. **Give details below.**

5.8 When did the original tenancy begin?

Section 6 – Details of premises

6.1 What type of accommodation do you rent?

Room(s). **Go to question 6.2.**

Flat. **Go to question 6.2.**

Terraced house. **Go to question 6.3.**

Semi-detached house. **Go to question 6.3.**

Fully detached house. **Go to question 6.3.**

Other

6.2 If it is a flat or room(s) what floor(s) is it on?

Basement

Ground

First floor

Second floor

Other

6.3 Give the number and type of rooms, for example, one living room, two bedrooms, one bathroom

6.4 Does the tenancy include any other facilities for example a garden, garage or separate buildings or land?

No

Yes. **Give details below.**

6.5 Do you share the accommodation with your landlord or other tenants?

No

Yes. **Give details below.**

6.6 Attach a photograph showing the exterior of the property

External photograph of property attached

6.7 Give approximate size/dimensions of each room

Note 6.6 and 6.7: Attach a photograph of the exterior of the property and one photograph of each room, ensuring no personal information is visible as these will be shared with your landlord, their representative or letting agent (if any) and the tribunal.

	Room dimensions	Photo attached
Room 1		
Room 2		
Room 3		
Room 4		
Room 5		
Room 6		
Room 7		
Room 8		
Room 9		

Section 7 – Furniture

7.1 Is any furniture provided to you under the tenancy?

No

Yes. **Give details below.**

Section 8 – Services

8.1 Are any services provided under the tenancy for example cleaning or gardening?

No

Yes. **Give details below.**

8.2 Are you charged separately for services, maintenance, repairs, management costs or any other charges?

No

Yes. **Give details below.**

Charge type

Amount

Frequency (per week, per month)

£

8.3 Do the charges you pay for the services in question 8.2 vary?

No

Yes. **Give details below.**

Section 9 – Improvements

9.1 Have you or any former tenant(s) carried out improvement work or replaced any fixtures, fittings or furniture for which you or they were not responsible under the terms of the tenancy?

No

Yes. **Give details below.**

Section 10 – Repairs

10.1 What repairs are the responsibility of the landlord?

10.2 What repairs are the responsibility of the tenant?

Section 11 – What do you say is the market rent?

11.1 What do you say is the market rent payable?

11.2 Do you have any evidence in support of your proposed market rent?

Yes, **I have set out my supporting evidence in the box below.**

Yes. **I have attached supporting evidence.**

No

11.3 Is there any other information you would like the tribunal to take into account in determining the rent?

No

Yes. **Give details below.**

Section 12 – Inspection and hearing

The tribunal will usually make its decision based on the paperwork only. If you believe an inspection or hearing is needed, you must tell us why.

12.1 Do you think an inspection is required for a reason that cannot be illustrated by the photographs?

No

Yes. **Give details below.**

12.2 Is there any reason why you think a hearing is required?

No

Yes. **Give details below.**

Section 13 – Financial hardship

13.1 Are you suggesting that a rent increase will cause you financial hardship?

No

Yes. **Give details and attach any evidence you wish to rely upon.**

Note 13.1: The tribunal usually decides that the new rent is payable from the date in the notice. However, it can order a delay to the payment up until the date of its decision if you would suffer undue financial hardship by having to pay the rent from the notice date.

Statement of truth

I believe that the facts stated in this form and any continuation pages are true.

Signature

Date

Day

Month

Year

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Full name

Checklist

List of documents that need to be included with the application:

a copy of any tenancy agreement (if any)

a copy of the landlord's notice of increase (only applicable to section 13(4) applications)

You must complete all sections and provide all documentation requested otherwise the tribunal cannot progress your application.

If you are unable to do so you must explain why in the box below.
The tribunal will decide whether or not the application can proceed.

After you have completed this form

You can email your application and the documents from the checklist to the relevant regional tribunal address shown in the Annex 1 to this form.

If you cannot email, you can send the application by post.

A copy of this form and any attachments will be sent to the Landlord.

The landlord will have 28 days to send you and the tribunal their response and evidence on form **Rents 1A**.

You can then, if you wish, send to the tribunal your reply using the form **Rents 1B** within 14 days of receipt of the Landlord's case. The tribunal will then determine the rent.

Annex 1

List of addresses of tribunal regional offices

Northern region

Address:

HM Courts & Tribunals Service

First-tier Tribunal (Property Chamber)

Residential Property

1st Floor, Piccadilly Exchange

Piccadilly Plaza

Manchester

M1 4AH

Phone: 01612 379491

Email address: RPNorthern@justice.gov.uk

This office covers the following metropolitan

districts: Barnsley, Bolton, Bradford, Bury, Calderdale, Doncaster, Gateshead, Kirklees, Knowsley, Leeds, Liverpool, Manchester, Newcastle-upon-Tyne, Oldham, Rochdale, Rotherham, St. Helens, Salford, Sefton, Sheffield, Stockport, Sunderland, Tameside, Trafford, Tyneside (North and South), Wakefield, Wigan and Wirral.

It also covers the following unitary authorities:

Hartlepool, Middlesbrough, Redcar and Cleveland, Darlington, Halton, Blackburn with Darwen, Blackpool, Kingston-upon-Hull, East Riding of Yorkshire, Northeast Lincolnshire, North Lincolnshire, Stockton-on-Tees, Warrington and York.

It also covers the following Counties:

Cumbria, Durham, East Cheshire, Lancashire, Lincolnshire, Northumberland, North Yorkshire and West Cheshire.

Midland region

Address:

HM Courts & Tribunals Service

First-tier Tribunal (Property Chamber)

Residential Property

Centre City Tower

5-7 Hill Street

Birmingham

B5 4UU

For use by legal professionals:

DX 360601 Birmingham 5

Phone: 0121 600 7888

Email address: RPMidland@justice.gov.uk

This office covers the following metropolitan

districts: Birmingham, Coventry, Dudley, Sandwell, Solihull, Walsall and Wolverhampton.

It also covers the following unitary authorities:

Derby, Leicester, Rutland, Nottingham, Herefordshire, Telford and Wrekin and Stoke-on-Trent.

It also covers the following Counties:

Derbyshire, Leicestershire, Nottinghamshire, Shropshire, Staffordshire, Warwickshire and Worcestershire.

Eastern region

Address:

HM Courts & Tribunals Service
First-tier Tribunal (Property Chamber)
Residential Property
Cambridge County Court
197 East Road
Cambridge CB1 1BA

For use by legal professionals:

DX 97650 Cambridge 3

Phone: 01223 841 524

Email address: RPEastern@justice.gov.uk

This office covers the following metropolitan districts: Bracknell Forest, West Berkshire, Reading, Slough, Windsor and Maidenhead, Wokingham, Luton, Peterborough, Milton Keynes, Southend-on-Sea and Thurrock.

It also covers the following Counties:

Bedfordshire, Berkshire, Buckinghamshire, Cambridgeshire, Essex, Hertfordshire, Norfolk, Northamptonshire, Oxfordshire and Suffolk.

Southern region

Address:

HM Courts & Tribunals Service
First-tier Tribunal (Property Chamber)
Residential Property
Havant Justice Centre
The Court House
Elmleigh Road
Havant
Hants PO9 2AL

Phone: 01243 779 394

Email address: RPSouthern@justice.gov.uk

This office covers the following unitary

authorities: Bath and Northeast Somerset, Bristol, North Somerset, South Gloucestershire, Bournemouth, Plymouth, Torbay, Poole, Swindon, Medway, Brighton and Hove, Portsmouth, Southampton and the Isle of Wight.

It also covers the following Counties:

Cornwall and the Isles of Scilly, Devon, Dorset, East Sussex, Gloucestershire, Hampshire, Kent, Somerset, Surrey, West Sussex and Wiltshire

London region

Address:

HM Courts & Tribunals Service
First-tier Tribunal (Property Chamber)
Residential Property
10 Alfred Place
London WC1E 7LR

For use by legal professionals:

DX 134205 Tottenham Court Road 2

Phone: 020 7446 7700

Email address: London.RAP@justice.gov.uk

This office covers all the London boroughs.

For information on how HM Courts and Tribunals Service process and store your data visit:

www.gov.uk/hmcts/privacy-policy