



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

Case Reference : **BIR/31UF/MNR/2025/0748**

Property : **68 Sheridan Street
Leicester
LE2 7NG**

Tenant : **Dora Zsitvay**

Landlord : **Sidika Raza**

Landlord's agent : **None**

Date of application : **17th June 2025**

Type of Application : **Determination of a Market Rent sections 13 & 14
of the Housing Act 1988**

Tribunal Members : **Mr G S Freckelton FRICS
Mr N Atherton MRICS
Mr A Churchill BSc MRICS**

Date of Decision : **2nd March 2026**

DECISION

The Tribunal determines a rent of £950.00 per month with effect from 1st July 2025.

REASONS FOR THE DECISION

Background

1. On 22nd May 2025 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,095.00 per month in place of the existing rent to take effect from 1st July 2025.
2. On 17th June 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.

Inspection

3. The Tribunal did not inspect the property but considered this case on the basis of the papers provided by the parties and having regard to its own knowledge, expertise and online research.

Evidence

4. The Tribunal has considered the written submissions provided by the Tenant and the Landlord.
5. From the information provided it appears that the property comprises of a terraced house with two reception rooms, kitchen, two bedrooms and bathroom. It is understood that the property has gas fired central heating and double glazing. There is a garden.
6. The tenant submits that the property is in poor condition. Photographs were included of various parts of the property illustrating the alleged defects.
7. The tenant submits the following comparable evidence, all being two-bedroom terraced houses:

Clarendon Park Road, Leicester - £895.00 per month
Leopold Road Leicester - £895.00 per month
8. The landlord submits that the property has been refurbished. The original fire alarms were removed by the tenant and there were signs of water ingress.
9. The landlord has therefore reinstated the fire alarms, re-roofed the property and installed a dampproof course together with attendant re-plastering. A new RCD has been fitted, repairs completed to the stairs and new thermostatic valves fitted to radiators. At the same time new double-glazed windows and doors have been installed and new extractor fans. The total cost of the work was in the region of £25,000.00.
10. Photographs were included which show the property to be in considerably better condition than those submitted by the tenant. The landlord submits that he has provided the carpets, curtains and white goods.

11. The landlord submits the following comparable evidence, all being two-bedroom terraced houses:

Park Avenue, Leicester - £1,150.00 per month
Clarendon Park Road, Leicester - £1,050.00 per month
Harold Street, Leicester - £1,095.00 per month
Shelly Street, Leicester - £1,100.00 per month
Leopold Street, Leicester - £1,083.00 per month

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

Determination and Valuation

13. Having considered the comparable evidence proved by the parties and of our own expert, knowledge of rental values in the area, we consider that the open market rent for the property in good tenable condition would be in the region of £1,000.00 per month. From this level of rent we have made adjustments in relation to:

a) The Tenant's liability to redecorate.

14. The full valuation is shown below:

| | |
|---|---------------------|
| Market Rent | £1,000.00 per month |
| <u>Less</u> | |
| a) Tenant's internal decoration liability @ 5% £50.00 | |
| | <u>£50.00</u> |
| | £950.00 per month |

Decision

15. The Tribunal therefore determined that the rent at which the subject property might reasonably be expected to be let in the open market by a willing Landlord under an assured tenancy was £950.00 per month with effect from 1st July 2025.

Chairman: G S Freckelton FRICS

Date: 2nd March 2026

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 of 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.

Notice of the Tribunal Decision and Register of Rents under Assured Periodic Tenancies (Section 14 Determination)

Housing Act 1988 Section 14

Address of Premises

68 Sheridan Street
Leicester
LE2 7NG

The Tribunal members were

Mr G S Freckelton FRICS
Mr N Atherton MRICS
Mr A Churchill BSc MRICS

Landlord

Sidika Raza

Address

87 Trevino Drive
Rushey
Leicester
LE4 7PH

Tenant

Dora Zsitvay

1. The rent is:

£950.00

Per

month

(excluding water rates and council tax but including any amounts in paras 3)

2. The date the decision takes effect is:

1st July 2025

3. The amount included for services ~~is~~ is not applicable

N/A

Per

4. Date assured tenancy commenced

1st December 2019

5. Length of the term or rental period

12 months

6. Allocation of liability for repairs

Landlord and Tenant Act 1985

7. Furniture provided by landlord or superior landlord

None

8. Description of premises

A terraced house comprising two reception rooms, kitchen, two bedrooms and bathroom. Gas central heating. Double glazing. Garden,

Chairman

G S Freckelton
FRICS

Date of Decision

2nd March 2026