

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	BIR/00CN/MNR/2025/0808
Property	30 Mary Road, Birmingham, B21 0RH
Tenant	Shruti Shruti
Tenant's Representative	None
Landlord	My World Estate
Landlord's Address	19 High Street, B70 6PJ
Landlord's Representative	Simple Life Homes
Date of Application	18 September 2025
Type of Application	Determination of a Market Rent under sections 13 & 14 of the Housing Act 1988
Tribunal Members	I D Humphries B.Sc.(Est.Man.) FRICS N Atherton MRICS
Date of Decision	4 March 2026
Rent Determined	£1,050 per calendar month
Date the new rent takes effect	10 October 2025

REASONS FOR THE DECISION

Background

1. On 10 September 2025 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1050.00 per calendar month (pcm) in place of the existing rent of £850.00 pcm to take effect from 10 October 2025.
2. On 18 September 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.
3. The assured tenancy commenced on 10 September 2023 for a term expiring 9 March 2024. The rental period is monthly.

Allocation of Repairs between Landlord and Tenant.

4. As per Section 11 of the Landlord and Tenant Act 1985.

Service Charges of furniture provided by Landlord (other than carpets and curtain and white goods specified below) and the costs relating to the same.

5. Not applicable.

Liability for Council Tax

6. The Tenant is responsible for the payment of Council Tax in respect of the property. The rent determined is exclusive of Council Tax.

Any other terms of the tenancy taken into consideration in determining the rent.

7. No other significant terms affect the rent.

Inspection/ Hearing

8. Neither party requested an oral hearing. The Tribunal has considered the case on the basis of the papers provided by the parties and its own general knowledge and specialist expertise.

The Property

9. The Tribunal did not inspect the property. It relied on information provided by the parties and the image on Google Streetview in reaching its decision.
10. The property is a three bedroom terraced house in Winson Green to the west of Birmingham city centre and south of Soho Road. The accommodation comprises three bedrooms and two reception rooms and the tenancy includes a double bed and fridge.

Evidence

11. Neither the Tenant nor Landlord returned the Tribunal's Reply forms.

The Tenant

12. The Tenant made no submissions.

The Landlord

13. The Landlord made no submissions.

Determination and Valuation

14. As neither party made any submissions, the Tribunal determines the rent based on its own general knowledge and expertise.

Undue Hardship

15. The new rent takes effect from the date specified in the Landlord's Notice of Increase unless it would cause undue hardship to the tenant. In cases of undue hardship, the Tribunal has discretion to fix a later starting date up to the date the Tribunal makes its determination.
16. Neither the Tenant nor Landlord made any submissions on the effective date the increase was to take effect. Accordingly, in the absence of any evidence, the Tribunal determines the effective date as the date specified in the Landlord's Notice, 10 October 2025.

Decision

17. Based on its own general knowledge and expertise and in the absence of any rental evidence provided by the parties, the Tribunal determines the market rent at £1,050.00 per calendar month with effect from 10 October 2025.

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 this appeal.