

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	MAN/00BX/MNR/2025/1064
Property	21 Mansell Road Liverpool L6 6AY
Tenant	Sonata Berstaite
Tenant's Representative	N/A
Landlord	Jurij Butrimovic
Landlord's Address	42 Rawlins Street, Liverpool L7 0JF
Landlord's Representative	N/A
Date of Application	5 December 2025
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Judge Watkin Valuer Member – Ian James MRICS
Date of Decision	17 April 2026
Rent Determined	£650 per calendar month
Date the new rent takes effect	9 January 2026

REASONS FOR THE DECISION

Background

1. On 5 December 2025, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £850.00 per calendar month (pcm) in place of the existing rent of £550.00 pcm to take effect from 9 January 2026.
2. On 5 December 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 5 June 2022. The rental period is monthly, commencing on the 1st of each month.

Allocation of Repairs between Landlord and Tenant.

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

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

5. No service charges were identified as part of or separately from the rent. The Tenant stated in his application form that no furniture was provided by the Landlord.

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 particular tenancy terms were taken into consideration.

Inspection/Hearing

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

The Property

9. The Tribunal carried out an inspection of the Property on 17 April 2026. The parties were notified of the inspection but did not attend. The Property was vacant and advertised “for sale” at the time of the inspection, and the Tribunal members were unable to inspect the interior or the rear of the Property.
10. The Property is a two-storey terraced house with yard to the front and rear, offering the following accommodation (from inspection):

Ground Floor: entrance hall, 2 x reception rooms, kitchen and bathroom
First Floor: 3 x bedrooms.
Roadside parking only

The Property is situated in Liverpool. The surrounding area is predominantly residential with all amenities close by.

Determination and Valuation

11. The Tribunal considered the evidence provided and used its general knowledge of Market Rents in the vicinity to decide that the Market Rent of the subject property is £650.00 per calendar month.
12. From this level of rent, the Tribunal has made adjustments in relation to the following:
 - a) The condition of the Property is fair but issues of damp were observed to be affecting the ground floor.

The full valuation is shown below:

Starting Rent		<u>£750.00 pcm</u>
<u>Less</u>		
a) Items given under a) above	£100	
Market rent		£650.00 pcm

Undue hardship

12. The new rent takes effect from the date specified in the Landlord's Notice of Increase unless that would cause undue hardship to the tenant. In cases of undue hardship, the Tribunal has a discretion to fix a later starting date up to the date a Tribunal makes its determination.
13. The Tenant has not asked the Tribunal to fix a later starting date in this case.

Decision

14. Therefore, the Tribunal determines the market rent at £650 per calendar month with effect from 9 January 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.