



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

Case Reference

MAN/00BQ/MNR/2026/0096

Property

24 Casson Gate, Rochdale, OL12 0QA

Tenant

Iram Sajjad

Landlord

Safina Bi

Landlord's Address

**c/o Keystone Lettings UK Ltd, 19
Cheetham Street, Rochdale, OL16 1DG**

Landlord's Representative

Keystone Lettings UK Ltd

Date of Application

10 March 2026

Type of Application

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

Tribunal Members

**Tribunal Judge Steer & Ms S Latham,
FRICS**

Date of Decision

14 May 2026

DECISION

1. The Tribunal has considered this case on the basis of the papers provided by the parties including the Tenant's Rents 1 form dated 10 March 2026, the Landlord's Rents 1A form dated 07 April 2026, the Tenant's Rents 1B form dated 12 April 2026 and the supporting documentation.
2. Although the Tenant did not request an inspection in the application dated 10 March 2026 and it being unclear from the papers whether the Landlord is requesting an inspection in her reply dated 07 April 2026, the Tribunal agree that an inspection of the Property is necessary to determine a fair market rent for the Property.
3. The overriding objective of the Tribunal Procedure (First-Tier Tribunal) (Property Chamber) Rules 2013 ("the Rules"), is to enable the Tribunal to deal with cases fairly and justly. This includes (amongst other things) ensuring, so far as practicable, that the parties are able to participate fully in the proceedings (Rule 3(2)(c) of the Rules). An inspection is deemed necessary because the Tenant alleges that the condition of the Property is a significant factor in the determination of the rent. Despite this, there is very little supporting documentary evidence from the Tenant such as photographs to corroborate these claims.
4. On this basis, and in accordance with the overriding objective of the Rules, the Tribunal agree that an inspection of the Property is required to enable a proper consideration of the issues raised in this case and before a determination can be made.

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

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