

	<p>FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)</p>
<p>Case Reference</p>	<p>MAN/00EC/MNR/2026/0098</p>
<p>Property</p>	<p>Room 2, 62 Acton Street, Middlesbrough, TS1 3NA</p>
<p>Tenant</p>	<p>Ismail Raji</p>
<p>Tenant's Representative</p>	<p>N/A</p>
<p>Landlord</p>	<p>Student Property Investment Ltd / Deepak Kale</p>
<p>Landlord's Address</p>	<p>329 Linthorpe road, Middlesbrough, TS6 6AA</p>
<p>Landlord's Representative</p>	<p>Progression Letting Ltd</p>
<p>Date of Application</p>	<p>5.3.2026</p>
<p>Type of Application</p>	<p>Determination of a Market Rent sections 13 & 14 of the Housing Act 1988</p>
<p>Tribunal Members</p>	<p>I Jefferson J Bissett FRICS</p>
<p>Date of Decision</p>	<p>22.05.2026</p>
<p>Rent Determined</p>	<p>£295pcm</p>
<p>Date the new rent takes effect</p>	<p>13.04.2026</p>

REASONS FOR THE DECISION

Background

1. On 3 February 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £295 per calendar month (pcm) in place of the existing rent of £216 pcm to take effect from 13 April 2026.
On 5 March 2026, under Section 13(4)(a) of the Housing Act 1988, the Tenant appealed the proposed new rent to the Tribunal for determination.
The monthly tenancy commenced on 13 January 2025.

Allocation of Repairs and Council Tax between Landlord and Tenant.

2. Responsibility for Repairs is as per section 11 of the Landlord and Tenant Act 1985. The property is furnished to include bed, desk, chair and wardrobe. No service charge is payable.
The Tenant is responsible for the payment of Council Tax in respect of the Property.

Inspection/Hearing

3. 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

4. The Property is a student room, one of 4 in a 1900 mid-terrace house. The other 3 rooms are larger. The rent includes gas, electricity, water rates, TV licence, Sky and Virgin, and internet.

The Property is situated close to the centre of Middlesbrough in close proximity to all amenities and Teesside University.

Representations as to Rental Value

5. Tenant

The Tenant stated that he occupied a non-standard room i.e. much smaller than the other 3 in the house. He considered that most rooms in TS1, larger than his, were £300 to £350pcm. He considered the proposed increase exorbitant, and proposed a rent of £250, but without supporting comparable evidence.

6. Landlord

The Landlord put forward 8 comparables in various streets at £450 to £585, but most are considered larger rooms. Also, 64 Acton Street the adjacent house, is stated to have rents of £368 on the larger rooms, and £325 on a room similar to the subject room.

Tribunal Determination

7. The Tribunal found the following facts:

- i The Tribunal were not made aware of any disrepair or tenants improvements.
- ii Room 2 is much smaller than the other 3 rooms in the property
- iii The rent includes gas, electricity and other services

8. The Tribunal had regard to its own knowledge and experience of market rent levels for similar properties in the area, but without any specific or secret evidence, and the representations from each Party. The Tribunal considers that the Market Rent of the subject Property in reasonable order would be £295pcm. This is the rent the Tribunal would expect the property to let for in the open market if it was in the same general condition as comparable properties and assuming floor coverings, white goods and curtains/blinds are provided by the landlord.

9. No adjustments for either disrepair or tenants improvements were applicable.
10. The Tenant did put forward evidence to the Tribunal in relation to Section 14 (7) stating that he would experience hardship essentially as he was a student on limited funds. The Tribunal do not consider this reason sufficient to warrant undue hardship.

Decision

11. In the circumstances the Tribunal determines a Market Rent of £295pcm payable from 13 April 2026.

Appeal Provisions

12. If either party is dissatisfied with this decision, they may apply for permission to appeal to the Upper Tribunal (Lands Chamber) but generally only on a 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 stating the grounds upon which it is intended to rely in the appeal.