

	<p>FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)</p>
<p>Case Reference</p>	<p>MAN/OOBN/MNR/2026/0220</p>
<p>Property</p>	<p>26 Milton Grove, Manchester, Greater Manchester, M16 OBP, United Kingdom</p>
<p>Tenant</p>	<p>Dimitrios Kaltekis</p>
<p>Tenant's Representative</p>	
<p>Landlord</p>	<p>Jeewani Properties</p>
<p>Landlord's Address</p>	<p>252 upper Chorlton rd, Old Trafford, Manchester, M16 OBN, United Kingdom</p>
<p>Landlord's Representative</p>	<p>Versus law solicitors</p>
<p>Date of Application</p>	<p>20 April 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>Morgan Williams FRICS – Chair Ms S Johnson</p>
<p>Date of Decision</p>	<p>6 June 2026</p>
<p>Rent Determined</p>	<p>£430.00 per calendar month</p>
<p>Date the new rent takes effect</p>	<p>24 May 2026</p>

REASONS FOR THE DECISION

Background

1. On 02 April 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £2,000.00 per calendar month(pcm) in place of the existing rent of £410.00 pcm to take effect from 24 May 2026.
2. On 20 April 2026, 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 24 May 2029 for an initial term of two years. The rental period is monthly.

Allocation of Repairs between Landlord and Tenant.

4. Are set out in part D of the Assured Shorthold Tenancy agreement dated 20 May 2019 and are essentially 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. Property is a fully furnished room and the utilities are included within the rental amount.

Liability for Council Tax

6. The Landlord is responsible for the payment of Council Tax in respect of the Property. The rent determined is inclusive of Council Tax.

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

7. All of them generally.

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 Property is a fully furnished room within a HMO situated on the first floor of a converted terrace house; the Tenant states that the property offers the following accommodation:

"5 bedrooms in total: -

My bedroom – large (approximately 18 m²)

2 other large bedrooms – approximately 16 m² -

2 smaller bedrooms – approximately 14 m²

Shared kitchen – approximately 17 m²

Shared bathroom – approximately 13 m²

Separate WC – approximately 2 m²

No proper shared living room – the space used as a living room is mainly used for drying clothes and limited use."

The Property benefits from gas central heating and double glazing.

The Property is situated on the western fringe of Whalley Range area of Manchester within close proximity of amenities. Manchester City Centre is approximately 2 miles to the north east.

Evidence

10. Both the Landlord and the Tenant returned the Tribunal's Reply forms.

The Landlord

11. The landlord at 2.4 of the form agreed with the Tenant's proposal.
12. The Landlord did not complete 2.5, nor supplied any evidence to support the rent proposed in the s.13 notice.

The Tenant.

13. The Tenant noted, at 2.1, the Landlord's agreement.

Determination and Valuation

14. In light of the parties agreeing, the Tribunal sets the Market rent as follows:

Market rent	£430.00 pcm
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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.

14. Therefore, the new rent will start from the date of the Landlord's notice being 24 May 2026.

Decision

15. Therefore, the Tribunal determines the market rent at £430.00 per calendar month with effect from 24 May 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.