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|  | FIRST - TIER TRIBUNAL<br>PROPERTY CHAMBER<br>(RESIDENTIAL PROPERTY)        |
| Case Reference                                                                    | CAM/OOJA/MNR/2026/0039                                                     |
| Property                                                                          | 8 Odecroft, Peterborough, PE3 7LX                                          |
| Tenant                                                                            | Alexander Rigo                                                             |
| Tenant's Representative                                                           | Alex Rigo                                                                  |
| Landlord                                                                          | Hasnain Dhanji                                                             |
| Landlord's Address                                                                | 23 Winslow Road, Peterborough, PE3 9RE                                     |
| Landlord's Representative                                                         | N/A                                                                        |
| Date of Application                                                               | 20 March 2026                                                              |
| Type of Application                                                               | Determination of a Market Rent<br>sections 13 & 14 of the Housing Act 1988 |
| Tribunal Members                                                                  | Judge A. Arul<br>David Hunt                                                |
| Date of Decision                                                                  | 2 June 2026                                                                |
| Rent Determined                                                                   | £1,000 per calendar month                                                  |
| Date the new rent takes effect                                                    | 23 March 2026                                                              |

## REASONS FOR THE DECISION

### Background

1. On 30 January 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,050 per calendar month (pcm) in place of the existing rent of £950 pcm to take effect from 23 March 2026.
2. On 20 March 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 1 June 2018 with the most recent tenancy agreement having begun on 23 March 2024 with an initial six month term expiring on 22 September 2024 and being periodic thereafter. The rental period is monthly.

### 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. None.

### 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. None.

### 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 terraced house offering the following accommodation:

3 bedrooms, 1 living room, 1 kitchen, 1 bathroom, 1 wc.

Outside: garden.

The Property is situated in the Peterborough area to the Northwest of the city centre but close to several amenities and to arterial roads.

## Evidence

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

### *The Tenant.*

11. The Tenant made the following comments. The Tenant considers that the proposed rent of £1,050 pcm is above market rates for similar properties in the area and contended for a figure of £950 to £1,000 pcm. The Tenant acknowledged that the bathroom has recently been renovated by the Landlord but stated that the Property is otherwise in standard condition and would therefore not justify higher rents. The Tenant noted that they have been in occupation for eight years and that there has been limited support and maintenance and went as far as saying that maintenance has been neglected by the Landlord.
12. In terms of rental evidence, the Tenant provided a number of comparables as follows: a 3 bedroom end of terrace house in Stumpacre, Peterborough advertised at £1,000 pcm; a 3 bedroom house in Benland, Bretton, Peterborough at £1,000 pcm; a 3 bedroom terrace house in Brynmore, Bretton, Peterborough at £1,000 pcm; and a 3 bedroom, two reception property in Brook Furlong, Ravensthorp, Peterborough at £925 pcm.

### *The Landlord.*

13. The following comparables were provided by the Landlord. The first comparable was on Jorose Way, Peterborough, which was a 3 bedroom mid terrace house at £1,050 pcm. The second was in Manton, Bretton, Peterborough, which was also a terrace house at £1,050 pcm. The third was in Tansor Garth, which was a 3 bedroom terrace house at £1,175 pcm. The fourth was in Holdich Street, Peterborough, which was a 3 bedroom terrace house at £1,200 pcm. The fifth was in Watergall, Bretton, which was a 3 bedroom £1,100 pcm. The final comparator

was in Brynmore, Bretton, Peterborough, which was a house at £1,100 pcm. The Landlord maintained that the proposed rent of £1,050 pcm was reasonable.

## Determination and Valuation

14. Relying on its own expert, general knowledge of rental values in the area, and the comparables provided by the parties, the Tribunal considers that the market rental of the subject Property would be in the order of £1,000 pcm. This is the rent we would expect the Property to let for in the open market if it was in the same general condition as the comparable properties.
15. The comparable properties provided by the Tenant appeared to show a market rent of about £1,000 pcm. It is difficult to assess the general condition of the subject Property and the Tenant's comparables merely from the photographs supplied however there was no evidence of any significant disrepair. The Landlord had provided a document showing that some repairs had been carried out routinely and there had been a new boiler in 2021. The first two comparables provided by the Landlord were being advertised at £1,050 pcm but were not close to the subject Property. The third comparable was £1,175 pcm which was closer to the subject Property however this seemed to be in better condition. The property at Holden Street was close to the station which may justify a higher rent of £1,200 pcm. The property at Watergall was further out and at £1,100 pcm. The two higher value properties appeared to be inconsistent with the general range of values between £950 and £1,050 pcm. The Tribunal considers that the average is £1,000 pcm and it would be reasonable to expect £50 more for those that are much closer to the city centre and the station.
16. On this basis the Tribunal found that the market rent for the subject Property is £1,000 pcm.

Market rent

£1,000 pcm

## Undue hardship

17. 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.
18. The Tenant did not seek to ask the Tribunal to fix a later starting date in this case.
19. The Landlord did not reply accordingly.

20. As a result of the Tribunal's decision, the rent will increase by £50 a month. The date specified in the Landlord's Notice was 23 March 2026. On the basis of the evidence supplied by the Tenant, the Tribunal considers that for the increase to take effect from the date in the Landlord's Notice would not cause undue hardship and accordingly sets the starting date for the new rent as 23 March 2026.

## Decision

21. Therefore, the Tribunal determines the market rent at £1,000 per calendar month with effect from 23 March 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.