

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	MAN/00DA/MNR/2026/0267
Property	10 Sherbourne Drive, Meanwood, Leeds, West Yorkshire, LS6 4QX
Tenant	Jonathan Callan and Stephanie Guiblin
Tenant's Representative	
Landlord	Baljit Matharoo and Parmjit Matharoo
Landlord's Address	98, High Ash Avenue, Alwoodley, Leeds, LS17 8RT
Landlord's Representative	Linley & Simpson
Date of Application	8 May 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Mr S Wanderer MRICS – Chair Ms J Chisholm
Date of Decision	25 June 2026
Rent Determined	£1,325.00 per calendar month
Date the new rent takes effect	13 May 2026

REASONS FOR THE DECISION

Background

1. On 1 April 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,350.00 per calendar month(pcm) in place of the existing rent of £1,295.00 pcm to take effect from 13 May 2026.
2. On 8 May 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 shorthold tenancy commenced on 13 May 2025 for a term of 12 months. The rental period is monthly.

Allocation of Repairs between Landlord and Tenant.

4. As per tenancy agreement and 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. The Tenant does not pay any service charges. The Property is let unfurnished.

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. N/A.

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 modern semi-detached house providing the following accommodation:

Ground Floor: WC, living room, dining room, kitchen

First Floor: 3 bedrooms, family bathroom, ensuite bathroom

Outside: front and rear gardens, driveway, garage.

The Property is situated in the Meanwood area of Leeds, close to amenities. Leeds city centre is approximately 3 miles to the south.

Evidence

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

The Tenant

11. The Tenant alleged several aspects of disrepair including a leak from the first floor and evidence of damp/mould in the ensuite bathroom.
12. The Tenant provided links to four Rightmove listings, one of which was no longer active by the time of the Tribunal determination. The three listings which remained live are as follows:
- a. 23 Nunroyd Road £1,300 pcm
 - b. Gledhow Park Avenue £1,250 pcm
 - c. Woodside Mews £1,200 pcm

The Landlord

13. The Landlord provided a Best Price Guide which referred to the following comparables
- a. Church Lane £1,400 pcm
 - b. Woodlea Park £1,400 pcm
 - c. Woodside Avenue £1,400 pcm
 - d. Woodlea Lane £1,395 pcm
 - e. Alderton Crescent £1,350 pcm

Determination and Valuation

14. The Tribunal considered the comparable evidence provided by both parties but on balance attributed greater weight to the Landlord's comparable evidence as being more directly relevant.
15. 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 in good order would be in the order of £1,375.00 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 comparable properties.
16. From this level of rent, the Tribunal has made adjustments in relation to the following:
- a) Evidence of mould and leak in relation to the ensuite bathroom.

The full valuation is shown below:

Starting Rent	
	<u>£1,375.00 pcm</u>
<u>Less</u>	
a) Items given under a) above	£50.00
Market rent	
	£1,325.00 pcm

Decision

17. Therefore, the Tribunal determines the market rent at £1,325.00 per calendar month with effect from 13 May 2026, being the date specified in the Landlord's Notice of Increase.

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.