



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

Case Reference : **BIR/00CS/MNR/2026/0100**

Property : **55 Wallace Road, Oldbury, West Midlands,
B69 1HL**

Tenant : **Rudolf Wilson**

Landlord : **Sukhwinder Jandhu & Gurjit Jandu**

Landlord's agent :

Date of application : **8th April 2026**

Type of Application : **Determination of a Market Rent Sections
13 & 14 of the Housing Act 1988**

Tribunal Members : **T W Jones FRICS
S Sohota**

Date of Decision : **2nd July 2026**

DECISION

The Tribunal determines a rent of £1300 (One Thousand Three Hundred Pounds) per calendar month with effect from 2nd July 2026

REASONS FOR THE DECISION

Background

1. On 7th March 2026 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1300 per calendar month in place of the existing rent of £1100 pcm to take effect from 17th April 2026.
2. On 8th 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.

Inspection

3. The Tribunal did not inspect the property but considered this case on the basis of the papers provided by the parties and having regard to its own knowledge, expertise and online research.

Evidence

4. The Tribunal considered the written submissions provided by the Tenant and the Landlord. From the limited information provided it appears that the subject property is a 3-bedroom semi-detached house with first floor bathroom and ground floor WC, in addition to a substantial area of vehicular parking to the front and sizeable rear garden.
5. The property was let on a 6-month Assured Shorthold Tenancy incorporating standard repairing obligations.
6. The Tenant submitted details of a 3-bedroom terraced property available to let at a monthly rent of £1150 consisting of 2 reception rooms compared to his one, together with an advert for a three-bedroom semi-detached property at an advertised rent of £1050 per calendar month.
7. The Tenant also stated that the property had issues of mould and the boiler regularly breaks down, neither issue having been addressed by the Landlord despite being told of such.
8. The Landlord submitted details of 3-bedroom properties advertised to let ranging from £1300-£1400 per calendar month.
9. The Landlord further submitted that the Tenants only reported the mould issues after the Section 13 notice had been served. Once the issue was reported the mould was treated in 14 days. The Landlord did not comment on the Tenant's submission in respect of the faulty boiler.
10. The Tenant responded to the Landlord's submission disagreeing with the statement that "the Tenants only reported the mould issues after the Section 13 notice had been

served” and went on to list additional historic repairs that had been required to the property.

Determination and Valuation

11. Having considered the comparable evidence provided by the Landlord and Tenant together with our own expert knowledge of rental values in the area, we consider that the open market rent for the property to be fairly represented by the sum of £1350 per calendar month. From this level of rent we have made adjustments in relation to the issue of mould and faulty boiler of £50 the calendar month.

Decision

12. The Tribunal therefore determined that the rent at which the subject property might reasonably be expected to be let in the open market by a willing Landlord under an assured tenancy was £1300 per calendar month with effect from 17th April 2026.

Hardship

13. The Tenant raises hardship in their submissions. Accordingly, the Tribunal directs the new rent of £1300 per calendar month to take effect from 2nd July 2026 this being the date of the Tribunal.

Chairman:



Date: 2nd July 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.

Notice of the Tribunal Decision and Register of Rents under Assured Periodic Tenancies (Section 14 Determination)

Housing Act 1988 Section 14

Address of Premises

55 Wallace Road, Oldbury, West
Midlands, B69 1HL

The Tribunal members were

T W Jones
S Sohota

Landlord

Sukhwinder Jandhu

Address

9 Parkside, Edgbaston, West Midlands. B16 0HD

Tenant

Rudolf Wilson

1. The rent is:

£1300

Per

calendar
month

(excluding water rates and council
tax but including any amounts in
paras 3)

2. The date the decision takes effect is:

2nd July 2026

3. The amount included for services is not
applicable

Per

4. Date assured tenancy commenced

17th November 2023

5. Length of the term or rental period

6-month tenancy

6. Allocation of liability for repairs

Landlord and Tenant Act 1985

7. Furniture provided by landlord or superior landlord

None

8. Description of premises

3-bedroom semi-detached house with first floor bathroom and ground floor
WC, in addition to a substantial area of vehicular parking to the front and
sizeable rear garden

Chairman



Date of Decision

2nd July 2026