

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	MAN/00CX/MNR/2026/0146
Property	64 Hazelhurst Brow, Bradford, West Yorkshire, BD9 6AQ
Tenant	Sadia Manaz Zeb and Mohammed Taymour Jamil
Tenant's Representative	
Landlord	Saira Khan
Landlord's Address	2nd Floor Haymarket Court, Hinson Street, Birkenhead, Merseyside, CH41 5BX
Landlord's Representative	Sequence UK Ltd
Date of Application	26 March 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	8 July 2026
Rent Determined	£1,100.00 per calendar month
Date the new rent takes effect	30 March 2026

REASONS FOR THE DECISION

Background

1. On 28 January 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,100.00 per calendar month(pcm) in place of the existing rent of £1,025.00 pcm to take effect from 30 March 2026.
2. On 26 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 shorthold tenancy commenced on 30 April 2024 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 mid-terrace house providing the following accommodation:

living room, kitchen, 4 bedrooms + box room, family bathroom, ensuite
Outside: gardens

The Property is situated in the Daisy Hill area of Bradford, close to amenities. Bradford city centre is approximately 2.5 miles to the east.

Evidence

10. Although both parties were provided with the opportunity to make submissions, submissions were received only from the Tenant.

The Tenant

11. The Tenant did not provide any comparable evidence per se. The Tenant accepted that the Landlord's proposed rent was based comparable terraced properties in the area, but argued that the subject Property was less valuable than comparables.

Determination and Valuation

12. 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 £1,100.00 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.

Market rent

£1,100.00 pcm

Undue hardship

13. 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.
14. The Tenant has stated that a rent increase will cause financial hardship. Only very limited information and supporting evidence was provided as to the Tenant's financial position.
15. Whilst any significant increase in rent will inevitably cause some measure of hardship, in considering whether to exercise its discretion to postpone the rent increase, the question for the Tribunal is whether undue hardship will be caused. In this case, the Tribunal does not consider that a case for undue hardship is established. Accordingly, the new rent will take effect from the date specified in the Landlord's Notice of Increase.

Decision

16. Therefore, the Tribunal determines the market rent at £1,100.00 per calendar month with effect from 30 March 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.