

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	CAM/12UB/MNR/2026/0104
Property	106 Birdwood Road Cambridge CB1 3TE
Tenant	Theodore and Karen Ehiert
Tenant's Representative	-
Landlord	Taiwo Oladokun Limited
Landlord's Address	108 Birdwood Road Cambridge CB1 3TE
Landlord's Representative	-
Date of Application	6 March 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Mrs E Flint FRICS
Date of Decision	13 July 2026
Rent Determined	£2000 per calendar month
Date the new rent takes effect	1 April 2026

REASONS FOR THE DECISION

Background

1. On 20th January 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £2450 per calendar month(pcm) in place of the existing rent of £2000 pcm to take effect from 1st April 2026.
2. On 6th 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 31st March 2025 for a term of 12 months. The rental period is monthly.

Allocation of Repairs between Landlord and Tenant.

4. *As per section 11 of the Landlord and Tenant Act 1985.*

Liability for Council Tax

5. The Tenant is responsible for the payment of Council Tax in respect of the Property. The rent determined is exclusive of Council Tax.

Inspection/Hearing

6. 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

7. The Property is an interwar two storey three bedroom semi-detached house situated on an estate of similar aged properties in the Cherry Hinton area, approximately two and a half miles from the city centre and a short walk to the nearest bus stops.

8. The house is double glazed and centrally heated via a gas fired boiler. The landlord has provided the carpets, curtains and white goods.

Evidence

9. The Tenant returned the Tribunal's Reply forms, no response was received from the landlord.

The Tenant.

10. The tenant made the following comments:
- a) The increase was neither reasonable nor sustainable.
 - b) The tenant referred to the lettings of six three bedroomed properties in the Cherry Hinton area at rents ranging from £1550 to £2180 per month. The median rent was £1,943.33 and mean rent £1,990. The tenant adjusted the rents based on their amenities which produced figures of £1,897.50 and £1,891.67.
 - c) The current rent was within 0.5% of the mean adjusted rent of "let agreed" properties.
 - d) The lack of a second bathroom should be reflected in the rent.
 - e) The market rent is £1,900 per month.

Determination and Valuation

11. Relying on my own expert, general knowledge of rental values in the area, and the comparables provided by the tenant, I am of the opinion that the market rental of the subject Property remains at £2,000 per month. It is in the same general condition as the comparable properties including having some furniture, white goods, floor coverings and curtains provided by the landlord.

Market rent

£2,000.00 pcm

Decision

12. Therefore, the Tribunal determines the market rent at £2,000 per calendar month with effect from 1 April 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.