

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	MAN/OOBN/MNR/2026/0290
Property	94 Sandal Street Manchester M40 7EW
Tenant	Areej Alkawarit
Tenant's Representative	
Landlord	Ian Wai Kay Lee
Landlord's Address	c/o 9 Boothdale Manchester M34 5JU
Landlord's Representative	Property Solutions
Date of Application	18th May 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Mr G S Freckelton FRICS (Chairman) Mrs K Bentley
Date of Decision	16th July 2026
Rent Determined	£2,000.00 per calendar month
Date the new rent takes effect	16th July 2026

REASONS FOR THE DECISION

Background

1. On 27th April 2026 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £2,000.00 per month in place of the existing rent of £1,800.00 to take effect from 1st June 2026.
2. On 18th 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 tenancy commenced on 1st October 2024 for an undisclosed term. The rental period is understood to be 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 curtains 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 inspection or 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.
9. The Property is a semi-detached house offering the following accommodation:

Ground Floor: Hall, one living room, kitchen.

First Floor: Landing, four bedrooms and three bathrooms.

Outside: Garage and garden.

10. The Property is assumed to have gas fire central heating and double glazing.

Evidence

11. The tenant submits:
- a) That she has researched comparable four-bedroom properties on Rightmove and Zoopla.
 - b) There is a four-bedroom end-terraced house on Daisy Bank, Manchester offered at £1,500.00 per month.
 - c) There is a four-bedroom property on Lightbowne Road offered at £1,375.00 per month.
 - d) The current rent of £1,800.00 per month is above the local market rate.
 - e) The tenant submitted screenshots of the two comparables.

The Tribunal notes that both comparables have two bathrooms.

12. The landlord submits:
- a) He has provided a wardrobe.
 - b) The comparables provided by the tenant appear to be older and ex-local authority properties. The subject property is more modern and on a private estate. It has three bathrooms and a rear extension.
 - c) The rent of £1,800.00 per month was accepted at the commencement of the tenancy.
 - d) Similar properties in the area were advertised at similar or higher rents.
 - e) He would like the Tribunal to consider his financial hardship as he was currently in debt.
13. The Tribunal has considered the written submissions provided by the tenant and the landlord.

Determination and Valuation

14. Relying on its own expert, general knowledge of rental values in the area, and the comparables provided by the Landlord, the Tribunal considers that the market rental of the subject Property modernised and in good order would be in the order of £2,000.00 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 the comparable properties including having white goods and curtains provided by the landlord.

Decision

15. 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 £2,000.00 per month with effect from 1st June 2026.

Undue Hardship

16. 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.
17. The Tenant has asked the Tribunal to fix a later starting date in this case. She says she will otherwise be caused undue hardship because her rent is part funded by Universal Credit and currently the rental is over the Local Housing Allowance. She submits the rental should be decreased to £1,500.00 per month so she can sustain her tenancy.
18. The tenant further submits that she is not working due to a health condition and her only income is benefits. Some correspondence was included from Manchester Royal Eye Hospital and a Statement of Fitness for Work.
19. The Landlord did not respond to the Tenant's application for postponement due to hardship.
20. As a result of our decision the rent will increase by £200.00 per month. The date specified in the landlord's notice was 1st June 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 cause undue hardship and accordingly sets the starting date for the new rent as 16th July 2026.

Chairman: G S Freckelton FRICS

Date: 16th 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.