

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	MAN/00DA/MNR/2026/0282
Property	10 Rathmell Court, Leeds, West Yorkshire, LS15 0RB
Tenant	Yasir Ahmed Fouad Al-Jubouri; Reyam Khalid Abdul Salam Al Badra
Tenant's Representative	
Landlord	A&L Freeland Properties Ltd
Landlord's Address	22 Austhorpe Road, Newark, Leeds, LS15 8DX
Landlord's Representative	
Date of Application	13 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 Mr S Harvey
Date of Decision	20 July 2026
Rent Determined	£995.00 per calendar month
Date the new rent takes effect	30 May 2026

REASONS FOR THE DECISION

Background

1. On 13 April 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,095.00 per calendar month(pcm) in place of the existing rent of £995.00 pcm to take effect from 30 May 2026.
2. On 13 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 30 July 2025 for a term of 6 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 flat in a purpose-built block providing the following accommodation:

Open-plan living/dining room/kitchen, 2 bedrooms, bathroom

The Property is situated in the Halton Moor area of Leeds, close to amenities. Leeds city centre is approximately 3.5 miles to the west.

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 submitted the Landlord's notice of increase was not valid because it used out of date numbering when referring to the right to make an application to the Tribunal.
12. The Tenant provided the following comparables, submitting that the market rent for the property should be £925-950:
 - a. Rathmell Court £995 pcm
 - b. Rathmell Court £950 pcm
 - c. Rathmell Court £1,000 pcm
 - d. Rathmell Court £900 pcm
13. The Tenant also included a web search for LS15 showing results ranging between £520 and £1,000 for both one- and two-bedroom properties.

Determination and Valuation

14. The Tribunal considered initially the validity of the Landlord's notice of increase. If the notice was not valid, then the Tribunal would lack jurisdiction to make a rental determination.
15. The Tenant challenges the validity of the Landlord's notice on the basis that the notes attached to the Notice incorrectly referred to the tribunal application form as Form 6. Applying the approach in *Mannai Investment Co Ltd v Eagle Star Life Assurance Co Ltd* [1997] UKHL 19, the Tribunal is satisfied that a reasonable tenant would recognise this as a clerical slip and which would cause no difficulty in understanding the notice. The tribunal noted that the Tenant has evidently had no difficulty in identifying the correct application form. The Tribunal does not regard the notice as invalid on that account.
16. The Tribunal considered the Tenant's comparables a.-d. and noted that there was a range of rental values. The web search for LS15 was considered to be less relevant, as the results drew from a wider geographical spread and range of property types. The Tribunal was also conscious of the fact that a rent of £995 had been agreed between the Landlord and Tenant less than a year ago
17. 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 £995.00 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.

18. The Tribunal considers the property to be in overall good condition. As such, no adjustments are warranted and the market rent is determined as below.

Market rent

£995.00 pcm

Decision

19. Therefore, the Tribunal determines the market rent at £995.00 per calendar month with effect from 30 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.