

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	MAN/00BR/MNR/2026/0214
Property	5 Barrfield Road, Salford, M6 7EL
Tenant	Manuel Cozar Barranco
Tenant's Representative	
Landlord	Jeewani Properties
Landlord's Address	252 Upper Chorlton Road, Old Trafford, Manchester, M16 0BN
Landlord's Representative	Versus Law Solicitors
Date of Application	12 April 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 S Latham
Date of Decision	3 June 2026
Rent Determined	£550.00 per calendar month
Date the new rent takes effect	1 May 2026

REASONS FOR THE DECISION

Background

1. On 27 March 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 calendar month(pcm) in place of the existing rent of £500.00 pcm to take effect from 1 May 2026.
2. On 12 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.
3. The assured tenancy commenced on 12 January 2024 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 furnished.

Liability for Council Tax and Utilities

6. The Landlord is responsible for the payment of Council Tax and utilities in respect of the Property. The rent determined is inclusive of Council Tax and utilities.

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 described in the submissions as a ground floor room within a house in multiple occupation

The Property is situated in the Claremont area of Salford within close proximity of amenities. Manchester City Centre is approximately 3 miles to the east.

Evidence

10. Both the Tenant and the Landlord returned the Tribunal's Reply forms.

The Tenant

11. The Tenant referred to comparables which he said supported a rental value of £550 pcm.

The Landlord

12. The Landlord responded to the Tenant's submissions agreeing the rental value of £550 pcm.

Determination and Valuation

13. The Tribunal placed significant weight on the fact that the parties were now in agreement about the rental value.
14. Relying on its own expert, general knowledge of rental values in the area, and the parties' agreement referred to above, the Tribunal considers that the market rental of the subject Property modernised and in good order would be in the order of £550.00 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.
15. The Tribunal has no basis to consider the condition of Property differs from the general condition of the comparable properties in any way which is value-significant. As such, no adjustments are warranted and the market rent is determined as below

Market rent

£550.00 pcm

Undue hardship

12. 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.
13. The Tenant has stated that a rent increase will cause financial hardship. Only very limited information without supporting evidence was provided as to the Tenant's financial position.
14. 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

15. Therefore, the Tribunal determines the market rent at £550.00 per calendar month with effect from 1 May 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.