

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	BIR/OOFY/MNR/2026/0019
Property	84 Cedar Road Nottingham NG7 6NS
Tenant	Agnieszka Czech
Tenant's Representative	
Landlord	Oak Property Investments Ltd t/a Stone and Long
Landlord's Address	34 Shakespeare Street Nottingham NG1 4FQ
Landlord's Representative	Oak Student Lets
Date of Application	27th January 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	17th July 2026
Rent Determined	£715.00 per calendar month
Date the new rent takes effect	28th February 2026

REASONS FOR THE DECISION

Background

1. On 11th December 2025 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £675.00 per month in place of the existing rent of £775.00 to take effect from 28th February 2026. The Tribunal assumes that this should be a rent of £775.00 per month in place of the existing rent of £675.00. The existing rent of £675.00 is detailed in section 5.1 of the Application and in the covering letter from the landlord to the tenant dated 11th December 2025.
2. On 27th January 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 28th May 2014 for a term of six 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.

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 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 terraced house offering the following accommodation:

Ground Floor: one living room, kitchen.

First Floor: Three bedrooms and two bathrooms.

Outside: Garden.

The Property benefits from central heating and double glazing.

Evidence

10. The Tribunal has considered the written submissions provided by the tenant and the landlord.
11. The tenant submits:
- a) The property has unresolved maintenance issues.
 - b) Comparable properties in better condition are advertised at higher rents.
 - c) That the current rent of £675.00 is the correct rent.
 - d) Communication with the letting agent has been difficult.
 - e) There is damp and mould damage to a living room wall.
 - f) The rear boundary wall/fence needs repair.
 - g) The back door allows water to enter during rainfall.
 - h) There is an unsafe and unfinished exposed electrical fitting.
 - i) The bathroom sink installation is poor.
 - j) Over the years there have been multiple maintenance problems.
 - k) The tenant submitted photographs showing the defects referred to.
12. The landlord submits:
- a) The tenant has occupied the house for 13 years.
 - b) The proposed rent reflects current rental value for comparable houses in the area.
13. The landlord submits as comparable evidence a 'Best Price Guide' provided by Rightmove. This included some eight terraced or more modern town houses at rentals between £850.00 - £1,200.00 per month.
14. The tribunal considered the written submissions provided by the parties.

Determination and Valuation

15. 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 £1,000.00 per month. 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.

16. From this level of rent we have made adjustments in relation to the condition of the property as detailed above. There is no evidence that these items have been attended to.

a) Damp & Mould	75.00
b) Boundary fence needs repair	25.00
c) Back door requires repair	25.00
d) Unsafe electrical fitting	20.00
e) Untidy bathroom sink installation	15.00
f) <u>General condition in relation to comparables</u>	<u>125.00</u>
	£285.00

17. The full valuation is shown below:

Market Rent	£1,000.00
Less	<u>£285.00</u>
	£715.00

Decision

18. 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 £715.00 per month with effect from 28th February 2026.

Undue Hardship

19. 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.
20. The Tenant has not asked the Tribunal to fix a later starting date in this case.

Chairman: G S Freckelton FRICS

Date: 17th 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.