



**FIRST - TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)**

Case Reference : **BIR/00CN/MNR/2026/0124**

Property : **49 Romilly Avenue, Birmingham, B20
2AT**

Tenant : **Raza Miah & Nasima Khanam**

Landlord : **Mohammed Ajmal**

Landlord's agent :

Date of application : **6th May 2026**

Type of Application : **Determination of a Market Rent
Sections 13 & 14 of the Housing Act
1988**

Tribunal Members : **T W Jones FRICS
S Sohota**

Date of Decision : **25th June 2026**

DECISION

The Tribunal determines a rent of £1350 (One Thousand Three Hundred and Fifty Pounds) per calendar month with effect from 13th May 2026

REASONS FOR THE DECISION

Background

1. On 8th April 2026 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1400 per calendar month in place of the existing rent of £1350 pcm to take effect from 13th May 2026.
2. On 6th 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.

Inspection

3. The Tribunal did not inspect the property but considered this case on the basis of the papers provided by the parties and having regard to its own knowledge, expertise and online research.

Evidence

4. The Tribunal considered the written submissions provided by the Tenant and the Landlord. From the brief information provided it appears that the subject property is a 3-bedroom semi-detached house with attached garage, and gardens to front and rear.
5. The property was let on a 6-month Assured Shorthold Tenancy incorporating standard repairing obligations the tenancy agreement dated 1st February 2023 at a rent of £900 per calendar month.
6. The Tenant submitted that remedial works were required to the property in particular the attached garage and condensation issues to the dwelling house as evidenced by the photographs.
7. The Tenant requested that the Tribunal carried out an inspection of the property as 'there was option to upload pictures for outside house, but I need to show disrepairs to other parts of the house.'
8. The Tribunal decided on 10 June 2026 that it did not consider it proportionate to hold an inspection and declined to do so.
9. Whilst the Tenant indicated that in their opinion the market rent of the property was £850 - £950 per calendar month they submitted no evidence to support their contention.
10. The Landlord did not take part in the proceedings.

Determination and Valuation

11. Having considered comparable evidence coupled with our own expert knowledge of rental values in the area, we conclude that the open market rent of the property in good tenable condition to be £1450 per calendar month. From this level of rent we have made adjustments in relation to the repairs required to the property as submitted by the Tenant which were not refuted by the Landlord. We conclude that in its current state of repair and condition the market rent of the property to be fairly represented by the sum of £1350 per calendar month.

Decision

12. 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 £1350 per calendar month with effect from 13th May 2026

Chairman:



Date: 25th June 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.

Notice of the Tribunal Decision and Register of Rents under Assured Periodic Tenancies (Section 14 Determination)

Housing Act 1988 Section 14

Address of Premises

**49 Romilly Avenue, Birmingham,
B20 2AT**

The Tribunal members were

**T W Jones
S Sohota**

Landlord

Mohammed Ajmal

Address

470 Witton Road, Aston, Birmingham. B6 6SN

Tenant

Raza Miah & Nasima Khanam

1. The rent is:

£1350

Per

**calendar
month**

**(excluding water rates and council
tax but including any amounts in
paras 3)**

2. The date the decision takes effect is:

13th May 2026

3. The amount included for services is not
applicable

Per

4. Date assured tenancy commenced

1st February 2023

5. Length of the term or rental period

6 months

6. Allocation of liability for repairs

Landlord and Tenant Act 1985

7. Furniture provided by landlord or superior landlord

None

8. Description of premises

**3-bedroom semi-detached house with attached garage, and gardens to front
and rear**

Chairman



Date of Decision

25th June 2026