

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	CAM/00KB/MNR/2026/0059
Property	13 Key Croft, Shortstown, Bedford MK42 0NU
Tenant	Daniela Antoni & Ivan Ghitu
Tenant's Representative	
Landlord	Ana-Maria & Dacian Matei
Landlord's Address	55 Matravers Way, Taunton TA1 3FR
Landlord's Representative	Andrea & Co
Date of Application	23 March 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Mr N Swain MRICS – Chair Mrs A Usher
Date of Decision	09 June 2026
Rent Determined	£1700.00 per calendar month
Date the new rent takes effect	11 April 2026

REASONS FOR THE DECISION

Background

1. On 05 March 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1800.00 per calendar month(pcm) in place of the existing rent of £1300.00 pcm to take effect from 11 April 2026.
2. On 23 March 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 11 July 2024 as a periodic tenancy. 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 curtain 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.

The Property

9. The Tribunal did not inspect the Property.
10. The Property is a three bedroom detached house over two storeys, offering the following accommodation:

Hall, kitchen/diner, living room, three bedrooms, two bathrooms and separate WC.

Outside: Detached garage and garden.

The Property benefits from central heating and double glazing.

The Property is situated in the Shortstown area within close proximity of amenities. Bedford Town Centre is approximately 1 1/2 miles to the north.

Evidence

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

The Tenant.

12. The Tenant made the following comments:

a) That rents in the area for similar properties where in the region of £1500 to £1625 pcm and that those at the higher end were generally furnished. This property is unfurnished.

13. In terms of rental evidence, the Tenant had provided the following comparables from the Zoopla and Rightmove property portals:

a) Rope Leys, Bedford. Three bedroom, three bathroom semi-detached house. Let agreed, advertised at £1600 pcm.

b) Foster Walk, Bedford. Three bedroom, three bathroom, furnished semi-detached house. Let agreed, advertised at £1625 pcm.

c) 23 Cottril Way. Three bedroom, two bathroom semi-detached house. Let agreed, advertised at £1500 pcm.

d) Edstone Place, Emerson Valley. Three bedroom, three bathroom detached house. Let agreed, advertised at £1595 pcm.

The Landlord

14. The Landlord noted that this was a substantial 3 bedroom property and provided the following comparables (provided as a report from their agent):

e) Whitworth Way, Wimborne, Dorset BH21. Three bedroom semi-detached house. Let agreed, advertised at £1800 pcm.

f) Verde Avenue, Wixams MK42. Three bedroom detached house. Advertised at £1800 pcm.

g) Dovecote Drive, Biddenham MK40. Three bedroom semi-detached house. Let agreed, advertised at £1875 pcm.

Determination and Valuation

15. With the exception of the property situated in Whitworth Way, the Tribunal considers the comparables provided by the Tenant and the Landlord are relevant to this matter. The property in Whitworth Way is completely out of area and so discounted.

16. Relying on its own expert, general knowledge of rental values in the area, and the comparables provided by both parties, the Tribunal considers that the market rental of the subject Property modernised and in good order would be in the order of £1700.00 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.

17. From this level of rent, the Tribunal has made no adjustments, as the indication is that the property is in good order.

Market rent

£1700.00 pcm

Undue hardship

18. 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.
19. The Tenant has not made any request to consider hardship. Therefore, the date in the notice stands.

Decision

20. Therefore, the Tribunal determines the market rent at £1700.00 per calendar month with effect from 11 April 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.