



FIRST-TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)

Case Reference	:	HAV/00HQ/MNR/2026/0200
Property	:	26 Beauchamps Gardens Bournemouth BH7 7JE
Tenant	:	Boshra Arap Murat Arap
Tenants' Representative	:	
Landlord	:	Micheal Hunt Wendy Hunt
Landlord's Address	:	4 The laurels, Ferndown, Bournemouth, BH22 9TB
Landlord's Representative	:	Hunters Letting Agents
Type of Application	:	Section 13 Housing Act 1988 – determination of market rent
Tribunal Members	:	Tribunal Judge Bowden Tribunal Member Mr C Davies FRICS
Date of Decision	:	19 August 2026
Rent Determined	:	£1,650 per calendar month
Date the new rent takes effect	:	23 July 2026

REASONS FOR THE DECISION

Background

1. On 12 May 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,750 in place of the existing rent of £1,650 per calendar month (pcm) to take effect from 23 July 2026.
2. On 02 July 2026 under Section 13(4)(a) of the Housing Act 1988, the Tenants referred the Landlord's notice proposing a new rent to the Tribunal for determination of a market rent.
3. The Tenants' referral was received by the Tribunal on 02 July 2026.
4. The assured shorthold tenancy commenced on 15 March 2025 for a term of 12 months. The rental period is monthly. The tenancy has continued as a rolling periodic tenancy.

Allocation of Repairs between Landlord and Tenants.

5. As per section 11 of the Landlord and Tenant Act 1985

Service Charges or furniture provided by Landlord (other than carpets, curtains, and white goods specified below) and the costs relating to them

6. There are no service charges payable by the Tenants.
7. No furniture is provided in the tenancy.

Liability for Council Tax

8. The Tenants are responsible for the payment of Council Tax in respect of the Property. The rent determined excludes Council Tax.

Any other terms of the tenancy taken into consideration in determining the rent

9. There were no other terms in the tenancy agreement relevant to market rent determination.

Inspection/Hearing

10. There was no inspection. The Tenants indicated on Form MR1 that they did not think an inspection was required. The Landlord did not provide substantiated reasons for an inspection in their Form MR2.
11. Neither party requested an oral hearing.

12. The Tribunal was satisfied that it could consider this case on the basis of the papers provided by the parties

The Property

13. The Property is a 3-bed semi-detached house with 1 bathroom, with the following features:
- a. Gas central heating
 - b. Double glazing
 - c. Carpet
 - d. Garage (small)
 - e. Garden

Evidence

14. The Tribunal considered the MR1, and MR2, provided by the parties, along with a copy of the correspondence held on the court file.
15. There was no MR3 from the Tenants.

The Tenants

16. The Tenants made the following comments
- a. The Landlord's notice proposing a new rent was not legally valid.
 - b. The market rent should be £1,650
 - c. The proposed rent of £1,750 per month is above the market rate for comparable properties in the BH7 7JE area.
 - d. Based on their research of similar rental properties in this postcode area, there are very few, if any, properties available at this price point.
 - e. The properties that are listed at or near this price typically offer additional features that their property does not have, such as a conservatory, cloakroom, an additional bathroom, or an extra bedroom.

- f. Given that our property lacks these features, they do not believe the proposed increase to £1,750 reflects a fair market rent for our property.
 - g. They challenge this notice and request that the rent be assessed based on comparable properties without these additional features.
- 17. In terms of rental evidence, the Tenants had provided the below properties as reference:
- 18. Ibbertson Road, Bournemouth: Terrace house. 3 bed 1 bath. EPC C. £1,650.
 - a. Evesham Close, Bournemouth: Semi, 3 bed 1 bath 2 receptions. £1,500.

The Landlord

- 19. The Landlord made the following comments
 - a. No comments were included on the MR2 save for the link to the property below.
- 20. The Landlord provided the following comparable property. It was a detached house, not a semi-detached house; therefore, it was not comparable.
 - a. Prior Close, Bournemouth: Detached house 3 beds 1 bath plus downstairs cloakroom. Double glazing. Gas central heating, Storage. Garden. Parking at the front. £1,695.

Determination and Valuation

s.13 Notice

- 21. The Tenants questioned the legal validity of the s.13 notice. The objection was:

Do you think the notice is legally valid?

No

Why is the notice not legally valid?

I believe the proposed rent of £1,750 per month is above the market rate for comparable properties in the BH7 7JE area. Based on my research of similar rental properties in this postcode area, there are very few, if any, properties available at this price point. The properties that are listed

at or near this price typically offer additional features that our property does not have, such as a conservatory, cloakroom, an additional bathroom, or an extra bedroom. Given that our property lacks these features, I do not believe the proposed increase to £1,750 reflects a fair market rent for our property. I am therefore challenging this notice and requesting that the rent be assessed based on comparable properties without these additional features.

22. The challenge to the validity is not actually a challenge to the legal validity of the s.13 notice; it is a challenge to the rent.
23. The Tribunal finds that there is no challenge to the validity of the s.13 notice.

Rent Valuation

24. The Tribunal carefully considered the comparable properties put forward by the parties. Relying on its own expertise and general knowledge of rental values in the area, the Tribunal considers that the market rent of the property, had it been in good repair and condition, would be £1,650.
25. From this level of rent, the Tribunal has not made any adjustments.

Undue hardship

26. The question of hardship does not arise, as the market rent determined by the Tribunal is the same as the current rent being paid.

Decision

27. Therefore, the Tribunal determines the market rent payable for the subject property at £1,650 per calendar month with effect from 23 July 2026.

Name: Tribunal Judge Bowden

Date: 19 August 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.