

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	BIR/00CQ/MNR/2026/0036
Property	3 Churchill Avenue Foleshill Coventry CV6 5JJ
Tenant	Muna Ebrahim
Tenant's Representative	Not Applicable
Landlord	Kasum Jagatia
Landlord's Address	c/o Changemaker Property 81 Albany Road Stratford upon Avon CV37 6PQ
Landlord's Representative	Anna Golightly Emerald Legal Services Ltd
Date of Application	7 February 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Nicholas Wint FRICS – Chair Kay Bentley
Date of Decision	28 May 2026
Rent Determined	£1,100.00 per calendar month
Date the new rent takes effect	28 May 2026

REASONS FOR THE DECISION

Background

1. On 28 January 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1,200.00 per calendar month(pcm) in place of the existing rent of £750.00 pcm to take effect from 11 March 2026.
2. On 7 February 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 August 2010 for a term certain of 6 months. The rental period is monthly with the rent payable on the 11th day of each month.

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. Not Applicable.

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 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 carry out an inspection of the Property.
10. The Property is an extended 3-bedroom terraced house offering the following accommodation:

Two living rooms, fitted kitchen, family bathroom, and ground floor shower room/wc.

Outside: paved rear garden.

The Property benefits from central heating and double glazing.

Evidence

11. Neither the Tenant or the Landlord returned to the Tribunal completed Reply forms.

The Tenant

12. The Tenant submitted that the Landlord's Notice was out of time. As the Notice and covering letter was dated 28 January 2026 and was received on 4 February 2026 proposing to increase the rent from 11 March 2026 the Tenant advised that the required minimum 2 months prior notice of the proposed rental increase had not been given.
13. The Tenant submitted he fitted laminate flooring throughout the property.
14. The Tenant submitted that he was aware of similar properties in the vicinity letting for around £850 pcm but did not provide any further specific details.
15. The Tenant advised he is on Universal Credit and submit evidence of his income and outgoings.

The Landlord

16. The Landlord submitted a statement of evidence which included a floor plan, various photographs of the subject Property and details of similar properties from the vicinity ranging from £1,000 to £1,300 pcm.
17. Based on this the Landlord submitted the proposed rental increase to £1,200 was justified.

Determination and Valuation

18. The minimum period of notice required before the proposed new rent can take effect in this case is one month. The Notice served was dated 28 January 2026 and stated the rent shall increase from 11 March 2026. As the Tenant received more than the required minimum notice period the Tribunal determines the Notice was validly served.
19. The Tribunal considered the submission and comparables provided by the Landlord were helpful and relevant to this matter.
20. Relying on its own expert, general knowledge of rental values in the area, and the comparables provided by the Landlord, the Tribunal considered that the market rental of the subject Property modernised and in good order would be in the order of £1100.00 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.
21. No evidence was submitted by the Tenant regarding the condition of the property and with the exception of the floor covering no improvements had been carried out by the Tenant. The Tribunal considered this would not affect the rental value and therefore made no adjustments in its calculation of the rental valuation.
22. The full valuation is shown below:

Starting Rent	<u>£1,100.00</u> pcm
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<u>Less</u> <i>No adjustments</i>	
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Market rent	£1,100.00 pcm
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Undue hardship

23. 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.
24. The Tenant has referred to the fact he receives Universal Credit and submitted evidence of income and expenditure and disposable income. The Tribunal has considered this and given the rent is to increase by £350 per month determines the increase will result in undue hardship and therefore determines that the

increase shall be deferred and commence from 28 May 2026, the date of the hearing.

25. The Tribunal accordingly sets the starting date for the new rent as 28 May 2026.

Decision

26. The Tribunal determines the market rent at £1,100.00 per calendar month with effect from 28 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.