

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	MAN/00DA/MNR/2026/0349
Property	23 Arthington Street, Leeds, LS10 2NG
Tenant	Evelyn Boafo
Tenant's Representative	Gallagher & Co
Landlord	Vasha Limited
Landlord's Address	C/O Andrew Wright & Co, 10 Cliff Parade, Wakefield, WF1 2TA
Landlord's Representative	Malik and Co Limited
Date of Application	18 June 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Mr S Wanderer MRICS – Chair Ms J Chisholm
Date of Decision	25 August 2026
Rent Determined	£925.00 per calendar month
Date the new rent takes effect	21 June 2026

REASONS FOR THE DECISION

Background

1. On 30 April 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £925.00 per calendar month (pcm) in place of the existing rent of £650.00 pcm to take effect from 21 June 2026.
2. On 18 June 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 shorthold tenancy commenced on 21 October 2019 for a term of 6 months. The rental period is monthly.

Allocation of Repairs between Landlord and Tenant.

4. As per tenancy agreement and 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. The Tenant does not pay any service charges. The Property is let unfurnished.

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. N/A.

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 Property is an end terrace house described in the submissions as providing the following accommodation:

Living room, bathroom, kitchen, three bedrooms

Outside: front garden

The Property is situated in the Hunslet area of Leeds, close to amenities. Leeds city centre is approximately 2 miles to the north.

Evidence

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

The Tenant

11. The Tenant expressed the view that the gas boiler is small for the size of the property. No comparables were provided and the tenant did not specify a view as to the level of rent.

The Landlord

12. The Landlord addressed the question of the boiler raised by the Tenant and submitted that the boiler was installed and maintained by a specialist gas engineer.
13. The Landlord provided the following comparables:
- a. Rowland Place £1,200 pcm
 - b. Arthington Grove £1,348 pcm
 - c. Moorville Close £1,100 pcm
 - d. Roseneath Street £1,000 pcm
 - e. Cross Flatts Row £995 pcm
 - f. Woodsley Road £995 pcm

Determination and Valuation

14. The Tribunal considered the Landlord's comparables and noted that it had been provided with limited information about the size and condition of the comparables.
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 in good order would be in the order of £925.00 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 comparable properties.
16. The Tribunal considers the property to be in overall good condition. As such, no adjustments are warranted and the market rent is determined as below.

Market rent

£925.00 pcm

Undue hardship

17. 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.
18. The Tenant has stated that a rent increase will cause financial hardship. Only very limited information and no supporting evidence was provided as to the Tenant's financial position.
19. Whilst any significant increase in rent will inevitably cause some measure of hardship, in considering whether to exercise its discretion to postpone the rent increase, the question for the Tribunal is whether undue hardship will be caused. In this case, the Tribunal does not consider that a case for undue hardship is established. Accordingly, the new rent will take effect from the date specified in the Landlord's Notice of Increase.

Decision

20. Therefore, the Tribunal determines the market rent at £925.00 per calendar month with effect from 21 June 2026, being the date specified in the Landlord's Notice of Increase.

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.