

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	MAN/00BU/MRA/2026/0091
Property	Apartment 4, 46 Moss Lane, Sale M33 5AR
Tenant	Francisco Jose Antunes and Marcella Amaral Moretti
Tenant's Representative	
Landlord	TIC GROUP LTD
Landlord's Address	c/o Unit 2 Vimto Gardens, Chapel Street, Salford M3 5JF
Landlord's Representative	Thornley Groves Ltd
Date of Application	28 July 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Tribunal Judge Angela Davies Tribunal Member Huw Thomas FRICS
Date of Decision	7 September 2026
Rent Determined	£1450 per calendar month
Date the new rent takes effect	10 September 2026

REASONS FOR THE DECISION

Background

1. On 20 May 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1600 per calendar month (pcm) in place of the existing rent of £1350 pcm to take effect from 10 August 2026.
2. On or about 28 July 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 10 May 2019. The rental period is a calendar 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, curtains and white goods specified below) and the costs relating to the same.

5. None

Liability for Council Tax

6. The Tenants are 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 was not asked to inspect the property and did not consider it necessary to do so in order to determine the market rent.
10. The Property is a two bedroomed first floor flat in a converted period building with a gated entrance. It has uPVC double glazing and gas central heating. The kitchen and 2 bathrooms were modernised and in good condition at the outset of the tenancy. Floor coverings and a cooker were provided by the Landlord.
11. Externally, there is a shared garden and two parking spaces.

Evidence

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

The Tenant.

13. The Tenant made the following comments:

The rent should be £1400. An 18.5% increase is out of step with inflation. During the 7 year tenancy the rent has increased to date by 38.4%. In October 2025 a rent of £1400 was agreed in writing but not implemented: the Tribunal notes that this evidence is not challenged by the Landlord. The Tenant supplied comparables from Rightmove (recent asking rents) as follows:

2 bedroomed, 2 bathroom penthouse with balcony, The Willows, Sale - £1300 pcm

2 bedroomed, 2 bathroom flat, secure parking 15 Harboro Road, M33 - £1400 pcm (on the market 11 May – 20 July and continuing)

The Landlord

14. The Landlord provided comparables. These are asking rents. A number say "let agreed", but there is no indication of the rent achieved.
2 double bedroomed, 2.5 bathroom flat with parking spaces, Northenden Road, Sale - £1600 pcm (November 2025)
2 double bedroomed, 2 bathroom penthouse duplex, Park Avenue, Sale - £1600pcm
2 double bedroomed, 2 bathroom purpose built flat with parking, Bridgewater Street, Sale - £1550 pcm (not yet let)
A similar flat to above, earlier in 2026, £1500 pcm (on the market for 45 days)
A similar flat in Berryfield Gardens, West Timperley - £1500 pcm (on the market for 42 days)
2 bedroomed flat with communal gardens, Sidmouth Avenue, Sale - £1500 pcm (on the market for 52 days)

Determination and Valuation

15. Relying on its own expert, general knowledge of rental values in the area, and the comparables provided by the Tenants and the Landlord, the Tribunal considers that the market rental of the subject Property modernised and in tenantable repair would be in the region of £1450 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, floor coverings and curtains provided by the landlord.
16. From this level of rent, the Tribunal has made no adjustments.

Market rent

£1450 pcm

Rent payable

£1450 pcm

Undue hardship

12. The new rent takes effect from the beginning of the next rent period after the date of the Tribunal's determination, 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 2 months after the Tribunal makes its determination.
17. The Tenants have asked the Tribunal to fix a later starting date because they would experience hardship, but have not supplied any details or supporting evidence. Consequently the request is refused and the new rent will take effect from 10 September 2026.

Decision

18. Therefore, the Tribunal determines the market rent at £1450.00 per calendar month with effect from 10 September 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.