

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	MAN/00BN/MNR/2026/0067
Property	6 Carnaby Street, Manchester M9 4DF
Tenant	Ngozi Akoje and Arome Michael Akoje
Tenant's Representative	
Landlord	Grace Ailengbon
Landlord's Address	14 Grindleford Avenue, London N11 1JN
Landlord's Representative	Countrywide Residential Lettings
Date of Application	13 February 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Tribunal Judge A Davies Tribunal Member A Hossain MRICS
Date of Decision	22 September 2026
Rent Determined	£975 per calendar month
Date the new rent takes effect	10 April 2026

REASONS FOR THE DECISION

Background

1. On 4 February 2026 the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £1050 per calendar month (pcm) in place of the existing rent of £975 pcm to take effect from 10 April 2026.
2. On 15 April 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 April 2025 for an initial term of 12 months. 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. The tenant requested an inspection but the Tribunal did not consider it necessary in order to reach a determination. The Tenant requested a hearing, which was agreed by the Tribunal.

The Property

9. The Property is an unfurnished two bedroomed terraced house with uPVC double glazing and central heating.
10. A cooker, fridge and washing machine were provided by the Landlord.
11. The tenancy does not include any outside area.

Evidence

12. The Landlord did not return the Tribunal's Reply form.

The Tenant.

13. The Tenant made the following comments:

A correct market rent would be £900. No furniture was provided by the Landlord. The property has damp, mould, leaks, odour, poor insulation and heating problems. There is no outdoor space or parking space. There have been no improvements or repairs to justify a rent increase. Comparables are lower as shown by the following recent asking prices for two bedroomed properties -

Windsor Road M25 £895

Grimshaw Lane, M24 £900 "reduced"

The Landlord

14. The Landlord made no representations to the Tribunal and did not attend the hearing.

Determination and Valuation

The Tribunal considers the Tenant's comparables to be too far distant from the Property to be of great assistance. Relying on its own expert, general knowledge of rental values in the area, the Tribunal considers that the market rental of the subject Property modernised and in tenantable repair would be in the region of £1000 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.

15. From this level of rent, the Tribunal makes adjustments for the following lack of repair reported by the Tenant (whose evidence was not contested by the Respondent): the oven smokes badly when turned on; there is a mould problem

in the wardrobe in the double bedroom, which has not responded to treatment by the Tenant; there is a leak in the soil pipe to the rear of the property which causes odours. Further, the property has gas central heating but appears to have poor insulation as it is difficult to heat.

Market rent	£1000 pcm
Less : adjustment for disrepair, as noted above	£25 pcm
Rent payable	£975 pcm

Undue hardship

12. The new rent takes effect on the date stated in the Landlord's notice, 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 on which the Tribunal makes its determination.
16. The Tenant has asked the Tribunal to start the new rent from because of financial hardship. She says that the household income is low and she receives no Universal Credit or other benefits. A rent increase would leave the family unable to meet basic living costs and could result in arrears of rent.
17. The Tribunal has not increased the rent, and therefore makes no decision in relation to undue hardship.

Decision

Therefore, the Tribunal determines the market rent at £975 per calendar month with effect from 10 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.