

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	MAN/00DA/MRA/2026/0097
Property	2 Moorhouse Court, Leeds LS17 8BJ
Tenant	Nadeem Ahmed
Tenant's Representative	N/A
Landlord	Xao-Ming Huang Sha Zhang
Landlord's Address	6 Ghyll Royd, Ilkley LS29 9TH
Landlord's Representative	N/A
Date of Application	31 July 2026
Type of Application	Determination of an Open-Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Judge R Anderson Mr N Foster FRICS
Date of Decision	10 September 2026
Rent Determined	£3150 per calendar month
Date of Valuation	10 September 2026
Date the new rent takes effect	N/A

REASONS FOR THE DECISION

Background

1. On 22 May 2026, the Landlord served a notice under Section 13 (2) (as amended) of the Housing Act 1988 which proposed a new rent of £3260.00 per calendar month(pcm) in place of the existing rent of £3150.00pcm to take effect from 1 August 2026.
2. On 31 July 2026, under Section 14 (A3) of the Housing Act 1988, the Tenant referred the Landlord's notice proposing a new rent to the Tribunal for determination of an open-market rent.
3. The tenancy commenced on 22 October 2021. The rental period is monthly.

Allocation of Repairs between Landlord and Tenant.

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

Liability for Council Tax

5. The Tenant is responsible for the payment of Council Tax in respect of the Property. The rent determined is exclusive of Council Tax.

Hearing

6. 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

7. The Property is a detached house offering the following accommodation 5 bedrooms, 2 bathrooms, 3 receptions rooms, a kitchen and downstairs toilet.
8. The Property is situated in the village of Shadwell, north of Leeds.

Evidence

9. The parties completed the relevant MR1 (tenant), MR2 (landlord).

The Tenant

10. The Tenant made the following comments:
 - a) The Tenant confirmed that they had fitted carpets to the property;
 - b) The Property required some repair in respect of mould;
 - c) The Property required modernisation;
 - d) That there are comparable properties of £2500 and £3200.
11. The Tenant did not provide specific examples of comparable rental evidence.

The Landlord

12. The Landlord made the following comments:
 - a) The Landlord submitted that the Tenant did not dispute a s13 notice which increased the rent to £3150 on 1 July 2026 and the increase sought by this notice was only a modest one;
 - b) The Landlord did not contradict that the evidence of the Tenant in respect of carpets and mould.
13. The following comparables were provided by the Landlord:
 - a) Lakeland Drive £4200.00 pcm;
 - b) An unspecified location in LS17 £4000.00 pcm;
 - c) Harewood Avenue £4500.00 pcm.

Determination and Valuation

14. Under section 14(1) of the Housing Act 1988 (as amended), the Tribunal is required to determine the rent at which the Property might reasonably be expected to let in the open market by a willing Landlord at the beginning of the new period specified in the Landlord's notice. Relevant Tenant improvements or failure of the Tenant to comply with the terms of the tenancy are to be disregarded. Historic issues relating to the tenancy or the personal circumstances of the Landlord are not taken into account. The personal circumstances of the Tenant are only considered if an application for hardship has been made.
15. The Tribunal was not particularly assisted by the Landlord's comparables as it considered that all the properties appeared to be more desirable than the subject property and the two properties where locations were provided were in more desirable locations than the subject property.

16. Relying on its own expertise and general knowledge of rental values in the area, the Tribunal considers that the market rent of the subject Property modernised and in good order would be in the order of £ 3250.00 pcm. This is the rent we would expect the property to let for in the open market at the valuation date and if it was in the same general condition as the comparable.
17. From this level of rent, the Tribunal has made an adjustments in relation to the improvements made by the Tenant of installing carpets and the mould in the bedroom and general need for modernisation.
18. The full valuation is shown below:

Starting Rent	<u>£3250.00</u> pcm
<u>Less</u>	
Adjustment for factors in paragraph 17	£100.00 pcm
Open-Market Rent	£3150.00 pcm

Decision

19. The Tribunal determines the rent should continue at £3150.00 per calendar month.

Judge R Anderson

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 after 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.