	**FIRST - TIER TRIBUNAL** **PROPERTY CHAMBER** **(RESIDENTIAL PROPERTY)**
Case Reference	**MAN/00CJ/MRA/2026/0121**
Property	**4 Mowbray Street, Heaton, Newcastle Upon Tyne, NE6 5NL**
Tenant	**Kai Korzonek & Megan Goeser**
Tenant's Representative	
Landlord	**Rajan Nair**
Landlord's Address	**176 Chillingham Road, Heaton, Newcastle upon Tyne, NE6 5BU**
Landlord's Representative	**Wright Residential**
Date of Application	**10 August 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 H Dobby**
Date of Decision	**21 October 2026**
Rent Determined	**£925.00 per calendar month**
Date the new rent takes effect	**11 November 2026**

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REASONS FOR THE DECISION

Background

1. On 10 June 2026, the Landlord served a notice under Section 13(2) (as amended) of the Housing Act 1988 which proposed a new rent of £950.00 per calendar month(pcm) in place of the existing rent of £850.00 pcm to take effect from 11 August 2026.

2. On 10 August 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 11 August 2025. The rental period is monthly.

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. The Tenant does not pay any service charges. The Property is let furnished.

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.

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 a ground floor 'Tyneside' flat providing the following accommodation:

   living room, kitchen, bathroom, 2 bedrooms
   Outside: shared rear garden

The Property is situated in the Heaton area of Newcastle, close to amenities. Newcastle city centre is approximately 2 miles to the west.

Evidence

10. The parties completed the relevant MR1 (tenant), MR2 (landlord) and MR3 (tenant's reply) forms.

The Tenant

11. The Tenant noted a number of repair and maintenance issues to the Property including signs of damp.

12. The Tenant made reference to a number of advertised properties between £950 and £1,000 pcm, provided evidence of a comparable property on Mowbray Street at £900 pcm and submitted that the rent should be £850 pcm (the Tenant accepted that a rent of £950 pcm would be appropriate if the Property was in better condition).

The Landlord

13. The Landlord addressed the condition issues raised by the Tenant and provided in response a damp inspection report from 'T Keeler, Surveyor'. That report attributed the damp in evidence to condensation. At the same time, the report identifies faults to pipework to the rear of the Property causing dampness.

14. The Landlord provided a Rightmove 'best price guide' incorporating 20 comparables from the immediate area, with rents ranging between £900 and £1,350 pcm.

Determination and Valuation

15. Relying on its own expert, general knowledge of rental values in the area and the comparables provided by the parties, the Tribunal considers that the market rental of the subject Property in good order would be in the order of £950.00 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. From this level of rent, the Tribunal has made adjustments in relation to the following:

    a) Disrepair including evidence of damp.

The full valuation is shown below:

Starting Rent

£950.00 pcm

Less

a) Items given under a) above £25.00

Market rent

£925.00 pcm

Decision

17. The Tribunal determines the new rent amount at £925.00 per calendar month with effect from 11 November 2026 as this is lower than the proposed rent of £950.00 per calendar month.

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.