	**FIRST - TIER TRIBUNAL** **PROPERTY CHAMBER** **(RESIDENTIAL PROPERTY)**
Case Reference	**MAN/00BU/MRA/2026/0068**
Property	**Apartment 5, 46 Moss Lane, Sale, M33 5AR**
Tenants	**Finn Knoop & Emily Price**
Tenant's Representative	**n/a**
Landlord	**TIC Group Ltd**
Landlord's Address	**c/o Thornley Groves Estate Agents, 25-27 Monton Green, Eccles, Salford, M30 9LL**
Landlord's Representative	**Thornley Groves Estate Agents**
Date of Application	**19 July 2026**
Type of Application	**Determination of an Open-Market Rent sections 13 & 14 of the Housing Act 1988**
Tribunal Members	**Tribunal Judge Steer & Mr Hossain MRICS**
Date of Decision	**18 September 2026**
Rent Determined	**£1400.00 per calendar month**
Date of Valuation	**02 August 2026**
Date the new rent takes effect	**02 October 2026**

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REASONS FOR THE DECISION

Background

1. On 20 May 2026, the Landlord served a notice under Section 13(2) (as amended) of the Housing Act 1988 ("Act") which proposed a new rent of £1600.00 per calendar month (pcm) in place of the existing rent of £1300.00 pcm to take effect from 02 August 2026 ("Notice").

2. On 19 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 ("Application").

3. The current tenancy commenced on 02 June 2025. 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. There are no service charges payable by the Tenant and the Property was let to the Tenant on an unfurnished basis.

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. None.

Hearing

8. The Landlord and Tenant did not request an oral hearing or an inspection of the Property. The Tribunal is satisfied that the matter can be determined on the papers.

The Property

9. The Property is a first floor flat in a large period residential building which has been split into six 2-bedroom flats. The Property offers the following accommodation:

   Internal: Kitchen/diner and lounge, 2 bedrooms and two bathrooms.

   External: Gated entrance, communal gardens and car parking for two vehicles.

Evidence

10. The parties completed the relevant MR1 form (Tenant), MR2 form (Landlord) and MR3 (Tenant's reply).

The Tenant

11. The Tenant made the following comments relevant to the determination of a market rent for the Property in the Application, supporting evidence and MR3 form:

    (a) That similar properties in the area are let for around £1400 pcm.

    (b) That the Landlord and letting agent have been consistently slow and uncommunicative when organising repairs to the Property. Including existing and historical problems with a broken blind, the boiler, a drinks fridge and the exterior gate and fence.

    (c) That some of the comparable properties provided by the Landlord are in a more desirable location than the subject Property.

12. The Tenant provided a comparable property advertised to rent in M33 at £1400 pcm.

The Landlord

13. The Landlord made the following comments relevant to the determination of a market rent for the Property in their MR2 form and associated evidence:

    (a) That the Tenant has not had a rent increase since moving into the Property in June 2023. This was because the gate to the Property was broken but has now been fixed.

(b) That maintenance issues reported have/will be fixed in good time subject to the terms of the tenancy agreement and access. The managing agents now hold a management key in order arrange repairs promptly. Repairs at the Property were due to be undertaken in August.

14. The Landlord provided 6 comparable properties advertised for rent (some with let's agreed) in a 'Best Price Guide'. The comparables were all two-bedroom flats/apartments up to 2 miles away from the subject Property with rents ranging in price from £1500 pcm to £1600 pcm.

Determination and Valuation

15. 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.

16. Relying on its own expertise and general knowledge of rental values in the area, the written submissions by the parties and the rental evidence provided by the parties, the Tribunal considers that the market rent of the subject Property modernised and in good order would be in the order of £1,400.00 pcm. A rent of £1400 pcm is the rent we would expect the property to let for in the open market in good condition at the valuation date.

17. The Tribunal considered that both parties comparables were helpful, however, the Tenant's comparable was preferred being a similar style period property in close proximity to the subject Property marketed to let close to the valuation date of August 2026. The Tribunal noted that the Landlord's comparable properties whilst helpful were up to 2 miles away from the subject Property and some offered a range of additional features including duplex apartments, lift access and more modern developments. Having regard to all of the information provided by the parties, the Tribunal considers that the appropriate open-market rent for the subject Property is £1400 pcm.

18. The Tribunal have considered the maintenance issues reported by the Tenant in the context of making adjustment to the market rent. It was noted by the Tribunal that some of the issues were minor in nature (being non-structural or damp

related issues) and some had also been resolved. The Tribunal therefore did not consider it necessary to make any adjustments to the level of rent.

Decision

19. Therefore, the Tribunal determines the new rent amount at £1,400 pcm with effect from 02 October 2026 which is the beginning of the first new period of the tenancy which begins on or after the date of the date of this decision.

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.