	**FIRST - TIER TRIBUNAL** **PROPERTY CHAMBER** **(RESIDENTIAL PROPERTY)**
Case Reference	**MAN/00BN/MNR/2026/0335**
Property	**Flat 15A Granville Court, 169 Upper Chorlton Road, Manchester, M16 9RA**
Tenant	**Mohammed Al Abdullah**
Tenant's Representative	**Greater Manchester Law Centre**
Landlord	**Qasim Abbasali / JMRIP Limited**
Landlord's Address	**c/o Wolverine Property Services Ltd, Granville Court, 169 Upper Chorlton Road, Manchester, M16 9RA**
Landlord's Representative	**Wolverine Property Services Ltd**
Date of Application	**5 June 2026**
Type of Application	**Determination of an Open-Market Rent sections 13 & 14 of the Housing Act 1988**
Tribunal Members	**Joe Fraser FRICS** **Ransford Stewart MBE**
Date of Decision	**29th October 2026**
Rent Determined	**£850.00 per calendar month**
Date of Valuation	**14 June 2026**
Date the new rent takes effect	**14 June 2026**

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REASONS FOR THE DECISION

Background

1. On 23 April 2026, the Landlord served a notice under Section 13 (2) (as amended) of the Housing Act 1988 which proposed a new rent of £997.50 per calendar month (pcm) in place of the existing rent of £950.00 pcm to take effect from 14 June 2026.

2. On 5 June 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 14 November 2024. The rental period is monthly.

Allocation of Repairs between Landlord and Tenant.

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

Service Charges or furniture provided by Landlord (other than carpets and curtains and white goods specified below) and the costs relating to the same.

5. None.

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 Tribunal has considered this case on the basis of the papers provided by the parties and its own knowledge and specialist expertise. Although the Tenant indicated on the MR1 form that they did not agree to the matter being determined without an oral hearing, no reasons were provided in the MR1 form. The Tribunal

was satisfied that the issues could be fairly determined on the papers and no oral hearing was directed.

The Property

9. The Property is a second floor flat, offering the following accommodation:

   Property: living room, bedroom, w/c, shower room, kitchen

   Outside: No demised areas

   The Property benefits from gas fired central heating.

Evidence

10. The tenant completed the relevant MR1 form. An MR2 was not submitted to the Tribunal.

The Tenant

11. The Tenant made the following comments:

    a) The Tenant submits that the current rent exceeds the Market Rent. They say that the property has damp and mould, cracked walls, damaged paintwork, falling kitchen ceiling, leaking light socket and defective kitchen counter. They say that nearby properties are listed to let at a lower price.

12. The Tenant provided comparable evidence in the form of properties listed to let on Rightmove. 12 comparables are provided, they show a range of £695 - £950pcm for 1 bed flats in the locality.

The Landlord

13. The Landlord made the following comments:

    a) The Landlord has not submitted an MR2 form.

14. The Landlord did not provide comparable rental evidence.

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, and the comparables provided by the Tenant, the Tribunal considers that the market rent of the subject Property modernised and in good order would be in the order of £900.00 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 properties. The Tenant has provided photographs which show damp to a window reveal and localised evidence of poor decorative finishes.

17. From this level of rent, the Tribunal has made adjustments in relation to the following:

    a) Damp evident
    b) Poor decorative finishes

    The full valuation is shown below:

Starting Rent			£900.00pcm
Less			
a)	Items given under a) above	£ 25.00	
b)	Items given under b) above	£ 25.00	
			£ 50.00
Open-Market Rent			**£850.00 pcm**

Decision

18. The Tribunal determines the new rent amount at £850.00 per calendar month with effect from 14 June 2026 which is the date specified in the section 13 notice.

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.