	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	BIR/31UG/MRA/2026/0033
Property	Flat 3, 36-38 Sherrard St., Melton Mowbray, Leicester, LE13 1XJ
Tenant	Aleksandrs Batovskis
Tenant's Representative	None
Landlord	K & A Investment Ltd.
Landlord's Address	c/o 369 City Rd., Birmingham, B16 0NB
Landlord's Representative	Daniel Kennedy
Date of Application	20 July 2026
Type of Application	Determination of a Market Rent under sections 13 & 14 of the Housing Act 1988
Tribunal Members	I.D. Humphries B.Sc.(Est.Man.) FRICS S. Sohota
Date of Decision	6 November 2026
Rent Determined	£500.00 per calendar month
Date the new rent takes effect	11 November 2026

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REASONS FOR THE DECISION

Background

1. On 3 July 2026 the landlord served notice under Section 13(2) of the Housing Act 1988 ('the Act') proposing a new rent of £570.00 per calendar month (pcm) in place of the existing rent of £465.00 pcm to take effect on 11 September 2026.

2. On 20 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.

3. The tenant held an Assured Shorthold Tenancy granted on 11 August 2014 which became an Assured Periodic Tenancy under the Renters Rights Act 2025. The rent at the date of application to the Tribunal was £465.00 pcm.

Allocation of Repairs between Landlord and Tenant.

4. In accordance with 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. None.

Liability for Council Tax

6. The Tenant is responsible for paying Council Tax. The rent determined is exclusive of Council Tax.

Any other terms of the tenancy taken into consideration in determining the rent.

7. There are no unusual terms as far as we are aware.

Inspection/Hearing

8. The Tribunal has not inspected the property. It relies on the parties' written submissions and its own general knowledge and experience.

The Property

9. The property is a first floor bedsitting room / studio of around 21 m^2. It is one of four flats above shops in a 1960s block in Melton Mowbray town centre, readily accessible to local facilities. The block is two storey construction with brick elevations and a flat roof.

10. The studio is divided to provide a living area, bed area, kitchen and separate bathroom.

11. The property has electric heating and double glazing. It was let unfurnished with no service charge.

Evidence

12. *The Tenant*
The tenant advises that it has been difficult to contact the landlord since commencement of the tenancy and there has been minimal contact between the parties.

13. The tenant submits that an increase would cause him hardship as his Partner has leukaemia and is unable to work.

14. The tenant referred to 10 comparables taken from Zoopla ranging from a 2 bedroom town house to let at £645 pcm to a 3 bedroom family home to let at £1,200 pcm to demonstrate that £570 pcm for a small, unfurnished studio was over and above its open market value. There were no comparable studios to let at the time of the tenant's search but other studios were available in the £480-£560 pcm range.

15. The tenant advised that there was mould on the ceiling due to inadequate insulation, the windows were old and the accommodation had not been refurbished since 2014.

16. In the tenant's view, the current market rental value is £500 pcm.

The Landlord

17. The landlord made no submissions.

Determination and Valuation

18. The Tribunal has not inspected the premises and relies on the submission received from the tenant together with its general knowledge of market rents.

19. The Tribunal has considered the spectrum of evidence from the tenant which is wide ranging. It sets the general tone of the list but there are no properties in the list that are directly comparable. The Tribunal has taken account of the property's condition having seen photographs of the interior, and applying its own general knowledge, assesses the market rental value at £500.00 pcm.

Undue hardship

20. The tenant claims the proposed increase would cause hardship but provided no evidence that it would cause 'undue hardship' for the purposes of s.14ZB(3)(c) of the Housing Act 1988. Accordingly, the Tribunal is not prepared to alter the effective date of increase beyond that prescribed by s.14ZB(3)(b) of the Housing Act 1988 as amended, which is the date of commencement of the next period of the tenancy following its Decision, i.e. 11 November 2026.

Decision

21. The Tribunal determines the market rent under section 14 of the Housing Act 1988 to be £500.00 per calendar month with effect from 11 November 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.