

Rent tribunal decisions in Canterbury

Generated 14 Oct 2026. All decisions in Canterbury.

Online version, with every decision: <https://rentrisecheck.uk/area/canterbury?period=all&x=1>

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What the tribunal decided

4 decisions in this search (4 set a rent). In 4, the landlord's proposed rent can be compared with the rent the tribunal decided; the figures below come from those, and n is the number of decisions behind each figure.

All decisions	
Set below the landlord's figure	too few (3 of 4)
Same as the landlord's figure	too few (1 of 4)
Above the landlord's figure	too few (0 of 4)
Typical cut, where the rent was set lower	too few (n=3)
Typical increase the landlord proposed	too few (n=4)
Typical increase the tribunal decided	too few (n=4)

There are no new-rules decisions in this area yet (notices dated on or after 1 May 2026).

"Typical" is the median. n is the number of decisions each figure comes from. Figures from fewer than 5 decisions are shown as "too few".

Only 4 decisions to compare: too few to show a pattern.

Old rules: landlord's notice before 1 May 2026, when the tribunal could set the rent higher than the landlord asked. **New rules:** notice on or after 1 May 2026; the tribunal can only confirm the landlord's figure or set a lower one.

Left out of these figures: housing association and affordable rents, rooms in shared houses, rents including bills, register entries (only the decided rent is published), and decisions whose figures haven't been checked.

Past decisions are not a prediction. Each tribunal decides on the evidence in front of it.

The decisions

Most recent first. Rents per calendar month as the tribunal recorded them (weekly rents x 52 / 12). Decisions where the tribunal set no rent, whose figures haven't been checked, or that were published as scanned images are not listed; they are in the online version.

Address, and case ref linked to GOV.UK	Type	Rent before	Landlord proposed	Tribunal decided	Decided
13 Heathfield Way, Barham, Kent, CT4 6QH [old rules] GOV.UK: HAV/29UC/MNR/2026/0191	house, 5 bed	£1,800	£2,000	£1,800	3 Sep 2026
Flat 12, 18-20 Downs Park, Herne Bay, Kent, CT6 6BY [old rules] GOV.UK: HAV/29UC/MNR/2025/0824	flat, 1 bed	£650	£750	£750	14 Jan 2026
20b Oxford Street, Whitstable, Kent, CT5 1DD [old rules] GOV.UK: CHI/29UC/MNR/2021/0089	flat, 2 bed	£625	£1,350	£790	29 Sep 2021
134 Swalecliffe Road, Whitstable, Kent, CT5 2QA [old rules] GOV.UK: CHI/29UC/MNR/2020/0014	house, 2 bed	£525	£950	£640	10 Jun 2020