

Rent tribunal decisions in Leeds

Generated 15 Oct 2026. All decisions in Leeds.

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

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What the tribunal decided

22 decisions in this search (21 set a rent). In 10, 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	Old rules	New rules
Set below the landlord's figure	70% (7 of 10)	67% (6 of 9)	too few (1 of 1)
Same as the landlord's figure	30% (3 of 10)	33% (3 of 9)	too few (0 of 1)
Above the landlord's figure	0% (0 of 10)	0% (0 of 9)	too few (0 of 1)
Typical cut, where the rent was set lower	-9.1% (n=7)	-13.4% (n=6)	too few (n=1)
Typical increase the landlord proposed	+22.2% (n=10)	+31.6% (n=9)	too few (n=1)
Typical increase the tribunal decided	+4.8% (n=10)	+6.2% (n=9)	too few (n=1)

Only 1 new-rules decision here, too few to show a pattern.

"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".

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
14 Sandhurst Street, Calverley, Leeds, LS28 5RN GOV.UK: MAN/00DA/MRA/2026/0045	house, 2 bed	£895	£950	£925	24 Sep 2026
23 Arthington Street, Leeds, LS10 2NG [old rules] GOV.UK: MAN/00DA/MNR/2026/0349	house, 3 bed	£650	£925	£925	25 Aug 2026
10 Rathmell Court, Leeds, West Yorkshire, LS15 0RB [old rules] GOV.UK: MAN/00DA/MNR/2026/0282	flat, 2 bed	£995	£1,095	£995	20 Jul 2026
10 Sherbourne Drive, Meanwood, Leeds, West Yorkshire, LS6 4QX [old rules] GOV.UK: MAN/00DA/MNR/2026/0267	house, 3 bed	£1,295	£1,350	£1,325	25 Jun 2026
2 Evelyn Place, Leeds, LS12 4DT [old rules] GOV.UK: MAN/00DA/MNR/2026/0224	house, 2 bed	£800	£850	£850	12 Jun 2026
293A Harehills Lane, Leeds, LS9 6AA [old rules] GOV.UK: MAN/00DA/MNR/2026/0058	2 bed	£525	£850	£700	18 May 2026
7 Kelmscott Lane, Leeds LS15 8JP [old rules] GOV.UK: MAN/00DA/MNR/2024/0181	flat, 2 bed	£775	£875	£875	10 Oct 2024
Flat 3, 15 Wesley Road Leeds LS12 1UH [old rules] GOV.UK: MAN/00DA/MNR/2024/0091	flat, 2 bed	£570	£750	£690	1 Jul 2024
60 Stratford Street, Leeds LS11 6EG [old rules] GOV.UK: MAN/00DA/MNR/2023/0310	house, 4 bed	£550	£900	£550	1 Feb 2024
Reasons - 12 Grange Avenue Leeds LS7 4EJ [old rules] GOV.UK: MAN/00DA/MNR/2023/0021	house, 5 bed	£780	£1,290	£780	20 Sep 2023

Less comparable decisions

Housing association or affordable rents, rooms in shared houses, rents that include bills, and register entries (where only the decided rent is published). Listed for completeness; they are not in the figures above.

Address, and case ref linked to GOV.UK	Type	Rent before	Landlord proposed	Tribunal decided	Decided
Apartment 14 McClintock House The Boulevard Leeds LS10 1LP [old rules] [register entry only] GOV.UK: MAN/00DA/MNR/2024/0114	flat, 2 bed			£1,050	1 Jul 2024
17 Holtdale Green, Holt Park, Leeds, LS16 7RR [old rules] [housing association / affordable rent] GOV.UK: MAN/00DA/MNR/2024/0073	house, 2 bed	£472.12	£508.47	£719.98	1 Jul 2024
17 Holtdale Green, Holt Park, Leeds, LS16 7RR [old rules] [register entry only] GOV.UK: MAN/00DA/MNR/2024/0066	flat, 1 bed			£750	11 Jun 2024
11A Stainbeck Lane, Chapel Allerton, Leeds, LS7 3PJ [old rules] [register entry only] GOV.UK: MAN/00DA/MNR/2023/0359	house, 3 bed			£1,250	12 Feb 2024
28 Aruba, Gotts Road, Leeds, LS12 1DW [old rules] [register entry only] GOV.UK: MAN/00DA/MNR/2023/0046	flat, 1 bed			£895	20 Sep 2023
212 Heights Drive, Leeds, LS12 3TQ [old rules] [register entry only] GOV.UK: MAN/00DA/MNR/2023/0158	house, 3 bed			£700	20 Sep 2023
24 Newton Court, Leeds, LS8 2PH [old rules] [register entry only] GOV.UK: MAN/00DA/MNR/2019/0085	flat, 3 bed			£450	30 Jan 2020