

Rent tribunal decisions in North Yorkshire

Generated 15 Oct 2026. All decisions in North Yorkshire.

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

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What the tribunal decided

12 decisions in this search (11 set a rent). In 6, 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	67% (4 of 6)	too few (3 of 4)	too few (1 of 2)
Same as the landlord's figure	33% (2 of 6)	too few (1 of 4)	too few (1 of 2)
Above the landlord's figure	0% (0 of 6)	too few (0 of 4)	too few (0 of 2)
Typical cut, where the rent was set lower	too few (n=4)	too few (n=3)	too few (n=1)
Typical increase the landlord proposed	+16.6% (n=6)	too few (n=4)	too few (n=2)
Typical increase the tribunal decided	+7.3% (n=6)	too few (n=4)	too few (n=2)

Only 2 new-rules decisions 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".

Only 6 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
4 Devon Court, Anzio Road, Catterick Garrison, Hambleton, North Yorkshire DL9 3EX [old rules] GOV.UK: MAN/36UE/MNR/2026/0358	flat, 2 bed	£550	£600	£575	7 Sep 2026
St Omer, Main Street, Harome, York, North Yorkshire, YO62 5JF GOV.UK: MAN/36UF/MRA/2026/0040	house, 3 bed	£950	£1,200	£1,000	2 Sep 2026
24 Havikil Park, Scotton, Knaresborough, HG5 9JL GOV.UK: MAN/36UD/MRA/2026/0048	house, 5 bed	£3,000	£3,150	£3,150	26 Aug 2026
19 Belmont Avenue, Calcutt, Knaresborough HG5 8JH [old rules] GOV.UK: MAN/36UD/MNR/2026/0262	house, 2 bed	£640	£725	£700	28 Jul 2026
Foundry Farm, Wrelton Pickering YO18 8PF [old rules] GOV.UK: MAN/36UF/MNR/2024/0053	house, 3 bed	£750	£900	£900	2 Jul 2024
73 Wolsey Croft, Sherburn in Elmet, Leeds, LS25 6DR [old rules] GOV.UK: MAN/00DA/MNR/2023/0079	house, 3 bed	£650	£900	£800	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
32B Windsor Lane, Knaresborough HG5 8DX [old rules] [bills included] GOV.UK: MAN/36UD/MNR/2026/0261	other, 1 bed	£850	£1,000	£925	22 Jun 2026
The Barn, Melrose Farm, Newton-on-Rawcliffe, Pickering YO18 8QA [old rules] [register entry only] GOV.UK: MAN/36UF/MNR/2024/0197	house, 4 bed			£500	2 Oct 2024
3 Glebe Garth, Barlby, Selby YO8 5NE [old rules] [register entry only] GOV.UK: MAN/36UH/MNR/2022/0172	house			£1,300	17 Mar 2023
Swinithwaite House, Swinithwaite, Leyburn, DL8 4UH [old rules] [register entry only] GOV.UK: MAN/36UE/MNR/2022/0210	house, 4 bed			£1,200	30 Jan 2023
12 Spa Road, Harrogate, North Yorkshire, HG2 7JG [old rules] [register entry only] GOV.UK: MAN/36UD/MNR/2019/0047	house, 3 bed			£697.67	3 Oct 2019