Rent tribunal decisions in Tonbridge and Malling

Generated 4 Nov 2026. All decisions in Tonbridge and Malling.

Online version, with every decision: https://rentrisecheck.uk/area/tonbridge-and-malling?period=all&x=1

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What the tribunal decided

1 decisions in this search (1 set a rent). In 1, 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	1 of 1	–	1 of 1
Same as the landlord's figure	0 of 1	–	0 of 1
Above the landlord's figure	0 of 1	–	can't happen
Typical cut, where the rent was set lower	too few (n=1)	–	too few (n=1)
Typical increase the landlord proposed	too few (n=1)	–	too few (n=1)
Typical increase the tribunal decided	too few (n=1)	–	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. Typical figures from fewer than 5 decisions are shown as "too few", and shares from fewer than 10 as a count ("7 of 9") rather than a percentage.

Only 1 decision 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
Flat 3 Elm Court Elm Lane Tonbridge Kent TN10 3DR GOV.UK: HAV/29UP/MRA/2026/0054	flat, 1 bed	£1,150	£1,250	**£1,120**	12 Oct 2026

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This is information, not legal advice. For advice about your situation, contact Shelter (0808 800 4444) or a local renters' union.