

## Notice of the Tribunal Decision and Register of Rents under Assured Periodic Tenancies (Section 14 Determination)

Housing Act 1988 Section 14

### Address of Premises

29 Rossetti Apartments, 4 Saffron Central Square, Croydon, Surrey, CR0 2FS

### The Tribunal members were

Ms Nicola Rushton QC BA(LAW) LLM QC  
Miss M Krisko BSc (EST MAN) FRICS  
Ms Monica Winifred Daley

### Landlord

1st Avenue

### Address

Keats Building, Saffron Central Square, Croydon, Surrey, CR0 2FT

### Tenant

Mr Justin N Owens

1. The rent is: £

1600.00

Per

Calendar Month

(excluding water rates and council tax but including any amounts in paras 3)

2. The date the decision takes effect is:

09 May 2019

\*3. The amount included for services is/is negligible/not applicable

0.00

Per

N/A

\*4. Service charges are variable and are not included

5. Date assured tenancy commenced

09 July 2015

6. Length of the term or rental period

Monthly

7. Allocation of liability for repairs

S.11 Landlord & Tenant Act 1985 + Clause 7 of Tenancy

8. Furniture provided by landlord or superior landlord

White goods, basic furniture including beds, sofas, tables + chairs

9. Description of premises

Fifth floor modern apartment comprising open plan living room/kitchen, 3 bedrooms, 1 main bathroom+1 ensuite shower room, 2 small balconies +1 private roof terrace; access to communal room terrace +use of gym. No parking.

Chairman

**Ms Nicola  
Rushton QC  
BA(LAW) LLM  
QC**

Date of Decision

**4 July 2019**