

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

Housing Act 1988 Section 14

### Address of Premises

3 Kingston Road, Birmingham, West Midlands, B9 4JD

### The Tribunal members were

Mr Ian Humphries BSC FRICS  
Mr Javed Arain

### Landlord

James Simmonds

### Address

49 Kingston Road, Birmingham, West Midlands, B9 4JD

### Tenant

Heather Leonard

### 1. The rent is:

£625.00

Per

Calendar Month

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

### 2. The date the decision takes effect is:

01 October 2019

### 3. The amount included for services is not applicable

N/A

Per

N/A

### 4. ~~Service charges are variable and are not included~~

### 5. Date assured tenancy commenced

1 August 2018

### 6. Length of the term or rental period

Monthly

### 7. Allocation of liability for repairs

S.11 Landlord & Tenant Act 1985

### 8. Furniture provided by landlord or superior landlord

None

### 9. Description of premises

Modern two storey, mid-terrace, two bedroom house

Chairman

**Mr Ian  
Humphries BSC  
FRICS**

Date of Decision

**22 October 2019**