

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

Housing Act 1988 Section 14

**Address of Premises**

252 Marsh Lane,  
Birmingham,  
West Midlands,  
B23 6HT

**The Tribunal members were**

Mr Peter J Ellis  
Mr Robert Bryant-Pearson FRICS

**Landlord**

Rusworld Properties

**Address**

1192 Stratford Road, Hall Green, Birmingham, West Midlands, B28 8AB

**Tenant**

Haroon Hanif

**1. The rent is:**

£575.00

**Per**

Calendar  
Month

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

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

1 September 2020

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

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**Per**

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

**5. Date assured tenancy commenced**

1 December 2015

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

Monthly

**7. Allocation of liability for repairs**

Landlord

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

n/a

**9. Description of premises**

3 bedroom semi-detached house  
Lower floor living room & kitchen. Upper floor 3 bedrooms.  
Bathroom. Gardens front & rear.

**Chairman**

**Mr Peter J Ellis**

**Date of Decision**

**24 November 2020**