

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

Housing Act 1988 Section 14

Address of Premises

80 Holtby Street
Blackley
Manchester
M9 4AR

The Tribunal members were

Mrs Catherine Wood
Mr Simon Wanderer

Landlord

Mr James Rowley

Address

c/o Jenny's Lettings, 2 Winchester Road, Radcliffe,
Manchester, M26 3QP

Tenant

Mr Sylvester Uba

1. The rent is:

£675.00

Per

Calendar
Month

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

2. The date the decision takes effect is:

11 March 2021

3. The amount included for services is

Not
applicable

Per

4. Date assured tenancy commenced

11 December 2018

5. Length of the term or rental period

Monthly

6. Allocation of liability for repairs

As per tenancy agreement

7. Furniture provided by landlord or superior landlord

Carpets/curtains. No furniture provided.

8. Description of premises

End-terraced house with rear yard; on street parking.
Ground Floor: hall, 2 reception rooms, kitchen.
1st floor: 2 double bedrooms; bathroom (wash hand basin, wc, bath). Double glazed and central heating. Dated kitchen and bathroom fittings; worn carpets (except on staircase: replaced 2021).

Chairman

Mrs Catherine
Wood

Date of Decision

30 May 2022