

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

Housing Act 1988 Section 14

**Address of Premises**

6 Collindale Avenue, Sidcup, Kent, DA15 9DW

**The Tribunal members were**

Mr Neil Martindale FRICS

**Landlord**

Kang Tang

**Address**

45 Rosslyn Avenue, London, SW13 0JY

**Tenant**

Emma Hurt & Anthony Hurt

1. The rent is: £

1900.00

Per

Calendar Month

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

2. The date the decision takes effect is:

27 March 2022

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

N/A

Per

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

5. Date assured tenancy commenced

26 March 2021

6. Length of the term or rental period

12 Months

7. Allocation of liability for repairs

S.11 Landlord and Tenant Act 1985

8. Furniture provided by landlord or superior landlord

Basic white goods, some of which were defective.

9. Description of premises

2 storey semi-detached house from 1930's. 4 bedrooms, living room, kitchen, bathroom, shower room, WC, garage, gardens. Property in fair condition, only. Various defects noted.

**Chairman**

**N Martindale**

**Date of Decision**

**20 June 2022**