

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

Housing Act 1988 Section 14

### Address of Premises

22 Highbury Avenue,  
Urmston,  
Manchester,  
M41 8TZ

### The Tribunal members were

Ms Jaqueline White  
Ms Susan Diane Latham

### Landlord

The Lettings Place

### Address

1A Davyhulme Circle, Urmston, Manchester, M41 0ST

### Tenant

Ms Nicola Carlisle

1. The rent is:£

800.00

Per

Calendar  
Month

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

2. The date the decision takes effect is:

28 March 2021

3. The amount included for services is

not  
applicable

Per

4. Date assured tenancy commenced

28 May 2019

5. Length of the term or rental period

Monthly

6. Allocation of liability for repairs

S11, Landlord and Tenants Act 1985.

7. Furniture provided by landlord or superior landlord

Unfurnished

8. Description of premises

2 Bed semi-detached, one living room, kitchen, bathroom, garden, shared drive. External inspection only. Tenant Improvements.

Chairman

Ms Jaqueline  
White

Date of Decision

5 September  
2022.