

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

Housing Act 1988 Section 14

### Address of Premises

66 Ranelagh Street  
Clayton  
Manchester  
M11 4FX

### The Tribunal members were

Ms Jaqueline White  
Mr Simon Wanderer

### Landlord

Raymond Kwan c/o Edward Mellor Estate Agents

### Address

65-81 St Petersgate, Stockport, SK1 1DS

### Tenant

Mr Osarenren Osawe & Ms Justina Iserhienrhien

### 1. The rent is:

£610.00

Per

Calendar  
Month

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

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

08 August 2022

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

Not  
applicable

Per

### 4. Date assured tenancy commenced

8 September 2017

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

Monthly

### 6. Allocation of liability for repairs

Schedule 11 of the Landlord and Tenant Act 1985

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

Landlord carpets and floor covering. Unfurnished. Tenants white goods

### 8. Description of premises

2 bed small mid terrace with internal bathroom

Tenant attended the hearing. Internal inspection.

New rent to start on 8 August 2022 due to hardship, identified in tenant's evidence

Chairman

Ms Jaqueline  
White

Date of Decision

15 August 2022