

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

Housing Act 1988 Section 14

Address of Premises

Swinithwaite House,
Swinithwaite,
Leyburn,
DL8 4UH

The Tribunal members were

Mr I Jefferson TD FRICS
Mrs A Usher

Landlord

Mr A Thornton-Berry

Address

Swinithwaite Hall, Swinithwaite, Leyburn, DL8 4UH

Tenant

Ms AV Morgan

1. The rent is: £1,200.00 **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 December 2022

3. The amount included for services is

not applicable

4. Date assured tenancy commenced

1 November 2019

5. Length of the term or rental period

Monthly

6. Allocation of liability for repairs

Standard

7. Furniture provided by landlord or superior landlord

No furniture

8. Description of premises

4 bedroom detached stone house, mostly first built 1651, Grade II Listed 3 reception, Kitchen/Breakfast room, Utility. Double Garage. Gardens to three sides.
The Landlord currently charges £100 per annum in addition to the rent in respect of a private water supply, however the Tenant is wholly responsible for sewerage charges.

Chairman

Mr I Jefferson

Date of Decision

30 January 2023