

Notice of the Tribunal Decision and Register of Rents under Assured Shorthold Tenancies (Section 22 Determination)

Housing Act 1988 Section 22

Address of Premises

302C Elgin Avenue, London, W9 1JS

The Tribunal members were

Mr Oliver Dowty MRICS

Landlord

Ashley Milton Ltd

Address

290 Elgin Avenue, London, W9 1JS

Tenant

Ms Grace Sinclair

1. The rent is: £ 1,350 Per Month (excluding water rates and council tax but including any amounts in paras 3)

2. The date the decision takes effect is:

20th January 2023

3. The amount included for services is not applicable

N/A

Per

4. Date assured shorthold tenancy commenced

5th August 2022

5. Length of the term or rental period

12 Months

6. Allocation of liability for repairs

Landlord – Section 11 applies

7. Furniture provided by landlord or superior landlord

Storage unit, ironing board, white goods, kitchen equipment, dining chairs and table, coffee table, wardrobe, chest of drawers, bed frame and mattress topper.

8. Description of premises

1 bed flat on 3rd floor of brick built, period building with retail unit at ground level (used as estate agents').

Chairman

Mr O Dowty

Date of Decision

13th April 2023