

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

Housing Act 1988 Section 14

**Address of Premises**

Flat 3, St. Germans Road, London, SE23 1RH

**The Tribunal members were**

Ian B Holdsworth FRICS MCI Arb

**Landlord**

Mike Rafferty

**Address**

Basement Flat, 3 St. Germans Road, London, SE23 1RH

**Tenant**

Veronica Porras

1. The rent is: £ 1125.00 Per Calendar Month (excluding water rates and council tax but including any amounts in paras 3)

2. The date the decision takes effect is: 01 April 2023

\*3. The amount included for services is not applicable 0.00 Per

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

5. Date assured tenancy commenced 1<sup>st</sup> February 2018

6. Length of the term or rental period Monthly

7. Allocation of liability for repairs Section 11

**8. Furniture provided by landlord or superior landlord**

Hob, oven, washing machine, defective dishwasher, two doubled door kitchen cabinets, one single door kitchen cabinet, small fridge and small freezer.

**9. Description of premises**

A Third Floor flat above business premises comprising 2 bedrooms, Kitchen/ Living area and bathroom/WC. Access to the flat is by a shared staircase. No car parking or garden area available to tenant.

**Chairman**

**Ian B Holdsworth**

**Date of Decision**

**18<sup>th</sup> April 2023**