

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

Housing Act 1988 Section 14

Address of Premises

15 Gilside Road,
Billingham,
Cleveland,
TS23 3HY

The Tribunal members were

Mr J Platt
Mr W Reynolds

Landlord

A Whalley t/a Moor Galloway and Company

Address

Gillamoor Mill, York, YO62 7JU

Tenant

Mr G Bainbridge

1. The rent is: £585.00 **Per** Calendar Month **(excluding water rates and council tax but including any amounts in paras 3)**

2. The date the decision takes effect is: 29 December 2022

3. The amount included for services is Not applicable

4. Date assured tenancy commenced 29 October 2020

5. Length of the term or rental period Monthly

6. Allocation of liability for repairs As per S11 Landlord & Tenant Act 1985

7. Furniture provided by landlord or superior landlord

None

8. Description of premises

3 bedroom house plus (small) garage. In good order. Improvements undertaken to a good standard by tenant, particularly to kitchen, bathroom, bedroom cupboards and rear garden. Cost of tenant's improvements partly funded by landlord and remaining value of those improvements reflected in the rent level determined.

Chairman

Mr J Platt

Date of Decision

13 April 2023