

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

Housing Act 1988 Section 14

**Address of Premises**

140 Henley Avenue, Cheam, Sutton, Surrey, SM3 9SA

**The Tribunal members were**

Mr Charles Norman FRICS  
Mr Oliver Dowty MRICS

**Landlord**

David Bruce Dean

**Address**

73 Walsingham Gardens, Epsom, Surrey, KT19 0LT

**Tenant**

Ms Wang Ching Wong & Mr Wei Ming Leung

1. The rent is: £

1665

Per

month

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

2. The date the decision takes effect is:

30 November 2022

\*3. The amount included for services is/is ~~negligible~~/not applicable

Per

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

5. Date assured tenancy commenced

30 October 2021

6. Length of the term or rental period

12 months, then monthly periodic

7. Allocation of liability for repairs

Landlord but tenant must maintain interior in accordance with cl.9.16 of the Agreement

8. Furniture provided by landlord or superior landlord

none

9. Description of premises

Interwar mid terraced house with ground floor through lounge, integrated fitted kitchen, hallways, 3 bedrooms, bathroom /WC, rear garden and front driveway. Gas central heating. Double glazing.

**Chairman**

Mr Charles  
Norman FRICS

**Date of Decision**

2 May 2023