

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

Housing Act 1988 Section 14

Address of Premises

57B Balfour Road, Ilford, IG1 4HR

The Tribunal members were

Judge P Korn, Judge M Jones, Mr K Ridgeway MRICS

Landlord

Umair Bhatti

Address

48 Fairgreen , Barnet, EN4 0QS

Tenant

Qaisar Abbas

1. The rent is:£

1000.00

Per

Calendar Month

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

2. The date the decision takes effect is:

18 February 2023

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

N/A

Per

N/A

*4. Service charges are variable and are not included

5. Date assured tenancy commenced

18 July 2014

6. Length of the term or rental period

Initial fixed term of 12 months and then continuing as contractual periodic tenancy

7. Allocation of liability for repairs

Section 11 Landlord and Tenant Act 1985

8. Furniture provided by landlord or superior landlord

Fridge/freezer, washing machine and dryer

9. Description of premises

Upper floor flat in converted semi-detached house. Brick construction, tiled roof, rendered façade. No garden. Two bedrooms (of which one is a box room), lounge, kitchen, bathroom, separate WC. Very poor decorative condition and in need of thorough modernisation.

Chairman

Peter Korn

Date of Decision

21.09.23