

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

Housing Act 1988 Section 14

### Address of Premises

47 Saunton Avenue, Hayes,  
Middlesex, UB3 5HG

### The Tribunal members were

Prof R Percival  
Mrs A Flynn

### Landlord

Rishi Estates Limited

### Address

Flat 13 Axis House, 242 Bath Road, Harlington, Middlesex,  
UB3 5AY

### Tenant

Mr Ausra Audriukaiyte, Mr Vadim Kozlov & Ms Dziuljeta  
Andriukaitiene

1. The rent is: £

1460

Per

month

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

2. The date the decision takes effect is:

11 April 2023

\*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

11 July 2015

6. Length of the term or rental period

Monthly periodic

7. Allocation of liability for repairs

S. 11, Landlord and Tenant Act 1985

8. Furniture provided by landlord or superior landlord

Some white goods.

9. Description of premises

End of terrace two storey house, comprising three bedrooms, bathroom/WC,  
kitchen/dinning, sitting room plus garden and parking space.

**Chairman**

**Prof R Percival**

**Date of Decision**

**30 August 2023**