

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

Housing Act 1988 Section 14

**Address of Premises**

53 Springfield Court  
Salford  
Manchester  
M3 7EH

**The Tribunal members were**

Mr L F McLean  
Mr J H Elliott

**Landlord**

Roger & Gloria Read

**Address**

c/o Thornley Grove Estate Agents, 150 Chapel Street,  
Salford, Manchester, M3 7EH

**Tenant**

Mr Olowafemi Samuel Aiyeola

1. The rent is: £ 800.00 Per Calendar Month (excluding water rates and council tax but including any amounts in paras 3)

2. The date the decision takes effect is:

30 March 2023

3. The amount included for services is

Not Applicable

Per

4. Date assured tenancy commenced

30 December 2018

5. Length of the term or rental period

Monthly

6. Allocation of liability for repairs

Landlord – S11 LTA 1985  
Tenant – Tenant like user

7. Furniture provided by landlord or superior landlord

Cooker, Fridge, Bed, Carpets, Blinds, Wardrobe

8. Description of premises

1 Bedroom flat in modern purpose-built block of flats with storage room, kitchen-diner and bathroom

**Chairman**

**Mr L F McLean**

**Date of Decision**

**13 July 2023**