

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

Housing Act 1988 Section 14

### Address of Premises

3 Smeaton Avenue  
Smethwick  
Birmingham  
B66 2EG

### The Tribunal members were

Nicholas Wint FRICS  
David Satchwell FRICS

### Landlord

Sigma PRS Investments Limited

### Address

Stafford Court, 145 Washway Road, Sale, Manchester, M33  
7PE

### Tenant

Toussaint Thompson

### 1. The rent is:

£875

Per

Month

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

### 2. The date the decision takes effect is:

22 June 2023

### 3. The amount included for services is not applicable

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Per

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### 4. ~~Service charges are variable and are not included~~

### 5. Date assured tenancy commenced

22 March 2018

### 6. Length of the term or rental period

Monthly

### 7. Allocation of liability for repairs

S11 LTA 1985

### 8. Furniture provided by landlord or superior landlord

Not applicable

### 9. Description of premises

Modern 2 storey semi-detached house comprising open plan living room/ kitchen, downstairs WC, 2 double bedrooms and family bathroom. Garden to rear and one parking space to front.

Chairman

Nicholas Wint  
FRICS

Date of Decision

24 October 2023