

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

Housing Act 1988 Section 14

**Address of Premises**

Flat 62 Haniwells, 20 Henderson Street, Manchester, Lancashire, M19 2GY

**The Tribunal members were**

Judge J White  
Valuer J Elliott

**Landlord**

Baruch Wolodarski

**Address**

158 Cromwell Road, Salford, Lancashire, M6 6DE

**Tenant**

Mrs Rahila Ashraf

**1. The rent is: £**

800.00

**Per**

Calendar Month

**(excluding water rates and council tax but including any amounts in paras 3 & 4)**

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

21 April 2023

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

0.00

**Per**

**4. Date assured tenancy commenced**

1 March 2018

**5. Rental period**

Monthly

**6. Allocation of liability for repairs**

Section 11 Landlord and Tenant Act 1985

**7. Furniture provided by landlord or superior landlord**

Unfurnished. Landlord flooring and cooker. Tenant fridge and washing machine.

**8. Description of premises**

Two bed third floor flat in purpose built flat circa 2000. Part of 3 block development with 72 flats. Double glazing and full central heating. Resident parking space. Dated kitchen and bathroom with broken drawer handles, minor condensation in bathroom. Note start from today due to hardship identified.

**Chairman**

**J White**

**Date of Decision**

**21 April 2023**