

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

Housing Act 1988 Section 14

Address of Premises

4 Leafield Close, London, SW16 3EZ

The Tribunal members were

Judge P Korn
Mr S Johnson MRICS

Landlord

Michael Fantie

Address

10 Brunswick Quay, London, SE16 7PY

Tenant

Ms Evelina Danileviciute & Mr Mantas Cesynas

1. The rent is: £

2125.00

Per

Calendar Month

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

2. The date the decision takes effect is:

1 June 2023

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

0.00

Per

***4. Service charges are variable and are not included**

5. Date assured tenancy commenced

1 October 2014

6. Length of the term or rental period

Initially 6 months and then continuing

7. Allocation of liability for repairs

Landlord responsible for exterior and structure, tenant responsible for interior

8. Furniture provided by landlord or superior landlord

None

9. Description of premises

Ground to second floor mid-terrace townhouse of brick and hung tile cladding under a pitched tile roof. Ground floor garage converted into kitchen/dining accommodation. Property benefits from small rear garden made mainly to paving. Two off-street car spaces. 4 bedrooms including a box room, bath/WC plus a further separate WC. Externally the soffits and fascia boards were in a state of disrepair, and a missing tile on the rear elevation had been filled with foam.

Chairman

P. Korn

Date of Decision

**16 November
2023**