

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

Housing Act 1988 Section 14

### Address of Premises

75 Rilstone Road  
Quinton  
Birmingham  
B32 2NT

### The Tribunal members were

Mr Nicholas Wint FRICS  
Mr R P Cammidge FRICS

### Landlord

Lu Bai

### Address

8 Butterley Drive, Loughborough, Leicestershire, LE11 4PX

### Tenant

Napolioni Guanavou & Anastasia Guanavou

### 1. The rent is:

£1100

Per

Month

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

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

1 December 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

10 September 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

### 9. Description of premises

Three Bed semi-detached house

Chairman

Nicholas Wint  
FRICS

Date of Decision

1 December 2023