

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

Housing Act 1988 Section 14

**Address of Premises**

5 Hardwick Court  
Wood Lane  
Sutton Coldfield  
B74 3LH

**The Tribunal members were**

Mr N Wint FRICS  
Mr W Jones

**Landlord**

Delores Johnstone c/o InHome Estates Ltd

**Address**

417 Witton Road  
Witton  
Birmingham  
B6 6SP

**Tenant**

Mohammed Jawad Ranjbar

**1. The rent is:**

£750

**Per**

month

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

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

20 September 2023

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

**Per**

**5. Date assured tenancy commenced**

20 July 2020

**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**

First floor 2 bd flat.

**Chairman**

**Nicholas Wint  
FRICS**

**Date of Decision**

**12 December 2023**