

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

**Housing Act 1988 Section 14**

**Address of Premises**

50A Percy Gardens, Tynemouth,  
Tyne & Wear, NE30 4HH

**The Tribunal members were**

Mr I Jefferson  
Mrs A Usher

**Landlord**

Irene Garthwaite

**Address**

Hesleyside, Cramlington, NE23 6XA

**Tenant**

Mrs Margaret Hewitson

1. The rent is: £525.00 Per Calendar Month (excluding water rates and council tax but including any amounts in paras 3)

2. The date the decision takes effect is: 15 November 2023

3. The amount included for services is: not applicable

4. Date assured tenancy commenced: December 1994

5. Length of the term or rental period: Monthly

6. Allocation of liability for repairs: Standard – Landlord and Tenant Act 1984 S11

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

Various inc wall cabinets to hall, dressing table and chest of drawers to Bedroom, miscellaneous furniture to Breakfast Room, all dated and of nominal value.

**8. Description of premises**

Ground Floor Flat in converted mid terrace house 1 Reception, 1 Bedroom, Kitchen Breakfast area, Bathroom, radiator central heating, double glazing, garage store, shared rear yard.

**Chairman**

Mr I D Jefferson

**Date of Decision**

11 December 2023