

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

Housing Act 1988 Section 14

**Address of Premises**

Room 3 2 Walsall Street  
Willenhall  
West Midlands  
WV13 2EX

**The Tribunal members were**

Mr G Freckelton  
Mrs K Bentley

**Landlord**

J9 Accommodation

**Address**

10 Pinfold Street  
Darlaston  
WS10 8SY

**Tenant**

Mr Guest

**1. The rent is:**

£460

**Per**

4 weeks

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

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

28<sup>th</sup> August 2023

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

**Per**

**4. Date assured tenancy commenced**

29<sup>th</sup> June 2020

**5. Length of the term or rental period**

Assured Periodic

**6. Allocation of liability for repairs**

As per Landlord and Tenant Act

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

Bed. Two chests of drawers.

**8. Description of premises**

A first floor room.

**Chairman**

**G S Freckelton  
FRICS**

**Date of Decision**

**08/01/2024**