

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

Housing Act 1988 Section 14

Address of Premises

136 Cemetery Road
Kearsley
Bolton
BL4 7SE

The Tribunal members were

Ms Jaqueline White
Mr Amin Hossain

Landlord

Louise Vagon

Address

College Road, Upholland, Wigan, WN8 0PY

Tenant

Ms Lorna Walmsley

1. The rent is:£

560.00

Per

Calendar Month

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

2. The date the decision takes effect is:

27 January 2024

3. The amount included for services is

Not applicable

Per

4. Date assured tenancy commenced

27 September 2019

5. Length of the term or rental period

Monthly

6. Allocation of liability for repairs

Section 11 of the Landlord and Tenant Act 1985

7. Furniture provided by landlord or superior landlord

Carpets and fitted cooker

8. Description of premises

A mid-terraced house circa 1890s with a front door opening (via a small internal porch) into the living room and a kitchen on the ground floor. Upstairs there is a double bedroom to the front and a bedroom and bathroom to the back. The Property has UPV double glazing and central heating. Externally the Property is of brick construction with a slate roof. The roof showed signs of bowing and slipped slates. There is a small front area. At the back is a large yard and a second garden over a public unmade road.

Chairman

Ms Jaqueline White

Date of Decision

9 February 2024