

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

Housing Act 1988 Section 14

### Address of Premises

39B St Pauls Avenue, Willesden  
Green, London, NW2 5SS

### The Tribunal members were

Mr A Harris LLM FRICS FCI Arb  
Mr O Miller BSc

### Landlord

Northumberland & Durham Property Trust Limited

### Address

1st Floor, Citygate, St. James Boulevard, Newcastle Upon  
Tyne, Tyne and Wear, NE1 4JE

### Tenant

Miss Helen James

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: 23 February 2024

\*3. The amount included for services is/is  
negligible/not applicable Per

~~\*4. Service charges are variable and are not included~~

5. Date assured tenancy commenced 20 December 2022

6. Length of the term or rental period monthly

7. Allocation of liability for repairs S11 Landlord and Tenant Act 1985

### 8. Furniture provided by landlord or superior landlord

none

### 9. Description of premises

Ground floor converted flat, 4 rooms kitchen bath/wc

**Chairman**

**A Harris**

**Date of Decision**

**23 February  
2024**