

Notice of the Tribunal Decision

Rent Act 1977 Schedule 11

Address of Premises

A , 29 Ennismore Avenue, London, W4 1SE

The Tribunal members were

Judge A Jack
Tribunal Member K Ridgeway MRICS

Landlord

Abbeville Properties Ltd

Tenant

Mr Merlan Kirton

1. The fair rent is

£538

Per

month

(excluding water rates and council tax but including any amounts in paras 3&4)

2. The effective date is

23rd August 2023

3. The amount for services is

N/A

Per

negligible/not applicable

4. The amount for fuel charges (excluding heating and lighting of common parts) not counting for rent allowance is

N/A

Per

1. negligible/not applicable

5. The rent is not to be registered as variable.

6. The capping provisions of the Rent Acts (Maximum Fair Rent) Order 1999 do not apply because 1st registration.

7. Details (other than rent) where different from Rent Register entry

8. For information only:

~~(a) The fair rent to be registered is the maximum fair rent as prescribed by the Rent Acts (Maximum Fair Rent) Order 1999. The rent that would otherwise have been registered was £ per including £ per for services (variable).~~

~~(b) The fair rent to be registered is not limited by the Rent Acts (Maximum Fair Rent) Order 1999, because it is the same as/below the maximum fair rent of £ per including £ per for services (variable) prescribed by the Order.~~

Chairman

Adrian Jack

Date of decision

25th April 2024

