

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

Housing Act 1988 Section 14

Address of Premises

13 Linthorpe Road, Gosforth, Newcastle upon Tyne, NE3 5JU

The Tribunal members were

Mr I Jefferson
Mrs A Usher

Landlord

Victorian Estates Ltd

Address

c/o Ellinson & Co, 2nd Floor Durham House, 530 - 534 Durham Road, Gateshead, NE9 6HU

Tenant

Mr S Wears

1. The rent is: £115.00 **Per** Week **(excluding water rates and council tax but including any amounts in paras 3)**

2. The date the decision takes effect is: 01 April 2024

3. The amount included for services is: not applicable

4. Date assured tenancy commenced 13 October 2008

5. Length of the term or rental period Weekly

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

7. Furniture provided by landlord or superior landlord

None

8. Description of premises

Semi First Floor Flat comprising reception, 2 Bedrooms, Kitchen and Bathroom. Tenant installed at own cost gas fired radiator central heating in 2008 on taking the tenancy, together with other works including replastering most of the ceiling and walls, living room gas fire, kitchen refit.

Disrepair dampness to kitchen from previous roof leak.

Chairman

Mr I Jefferson

Date of Decision

2 May 2024