

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

Housing Act 1988 Section 14

**Address of Premises**

Flat D, Avenay Court,  
217 Sandgate Road,  
Folkestone,  
Kent,  
CT20 2LN

**The Tribunal members were**

Mr I Perry BSc FRICS  
Mr S Hodges FRICS  
Mr M Woodrow MRICS

**Landlord**

Mr Ian Hopkins & Mrs Tracey Hopkins

**Address**

68 Leaveland Close, Ashford, Kent, TN23 5SL

**Tenant**

Mr Bryan Rylands

1. The rent is: £

1010.00

Per

Calendar  
Month

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

2. The date the decision takes effect is:

01 May 2024

3. The amount included for services is not applicable

n/a

Per

n/a

4. Date assured tenancy commenced

01 July 2021

5. Length of the term or rental period

Monthly

6. Allocation of liability for repairs

Landlord

7. Furniture provided by landlord or superior landlord

8. Description of premises

2 bedroom first floor flat.

**Chairman**

**Mr I Perry BSc  
FRICS**

**Date of Decision**

**30 April 2024**