

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

Housing Act 1988 Section 14

**Address of Premises**

40 Dellow Close, Ilford, IG2 7EB

**The Tribunal members were**

Mr C Norman FRICS

**Landlord**

Spencers Property Investments Ltd

**Address**

C/O Payne & Co, 187 Cranbrook Road, London, IG1 4TA

**Tenant**

Mr Shiraz Hussain & Miss Mishel Shafique

1. The rent is: £

1087.50

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 February 2024

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

0.00

Per

5. Date assured tenancy commenced

1 February 2020

6. Length of the term or rental period

Cal month

7. Allocation of liability for repairs

Landlord: exterior, structure and items within s11 Landlord and Tenant Act 1985; tenant: some interior repairs

8. Furniture provided by landlord or superior landlord

Table and chairs, sofa chair, 2 cloth wardrobes.

9. Description of premises

1 bedroom flat in a modern development comprising 1 bedroom, living room, kitchen, bathroom/WC.

**Chairman**

**Mr C Norman  
FRICS**

**Date of Decision**

**7 July 2024**