

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

Housing Act 1988 Section 14

Address of Premises

Room 6 15b Montrell Road
Streatham
London SW2 4QD

The Tribunal members were

N Martindale FRICS

Landlord

Homes 2 Let Uk Ltd

Address

Interchange Building, 1st Floor, 81-85 Station Road,
Croydon,
CR0 2RD

Tenant

Mr Rainy Llani - James Ururoa

1. The rent is:£

1100

Per

Per calendar
month

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

2. The date the decision takes effect is:

1 March 2024

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

nil

Per

month

*4. Service charges are variable and are not included n/a

5. Date assured tenancy commenced

11 November 2020

6. Length of the term or rental period

Calendar monthly periodic

7. Allocation of liability for repairs

Per tenancy

8. Furniture provided by landlord or superior landlord

Bed base, mattress, wardrobe, chest of drawers, bedside table curtains & blind
Assumed all services to the Property are provided by the landlord within this rent at no
additional cost to the tenant.

9. Description of premises

Room 6 in a semi-detached house (c.1950s 'bomb site' rebuild). 9 residents, 9 rooms, 3
bathrooms, kitchen. In a residential road mainly 1900's of flats and houses. Assumed full
gas fired central heating and double glazing, floor coverings to all common areas. Parking
area to front. Garden to rear. Google Streetview at August 2022 **Note: The landlord is not
obliged to charge this market rent but, may not charge more.**

Chairman

N Martindale

Date of Decision

6 June 2024