

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

Housing Act 1988 Section 14

### Address of Premises

25 Heron Court, 63 Lancaster Gate,  
London, W2 3NJ

### The Tribunal members were

R Waterhouse FRICS  
E Ratcliff MRICS  
C Piarroux JP

### Landlord

Joel Hughes

### Address

Flat 5 Southwood Court, 97 Stafford Avenue, Hornchurch,  
RM11 2FA

### Tenant

Ms Iwona Ciepala

### 1. The rent is:

£2250.00

Per

Calendar  
Month

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

### 2. The date the decision takes effect is:

9 August 2024

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

n/a

Per

n/a

### \*4. Service charges are variable and are not included

### 5. Date assured tenancy commenced

1 October 2018

### 6. Length of the term or rental period

12 months

### 7. Allocation of liability for repairs

landlord

### 8. Furniture provided by landlord or superior landlord

De minimis

### 9. Description of premises

5<sup>th</sup> floor flat in purpose-built block comprising living room/ kitchen, bathroom and bedroom.  
Centrally heated

Chairman

R Waterhouse  
FRICS

Date of Decision

9 August 2024