

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

**Housing Act 1988 Section 14**

**Address of Premises**

Apt 27 Kensington House, 12 - 14  
Gray Road, Sunderland, SR2 8HW

**The Tribunal members were**

Mr I Jefferson  
Mrs A Usher

**Landlord**

Ambitions Investments Ltd

**Address**

Unit 12, Hoddesdon Enterprise Centre, 4 Pindar Road, Hoddeson, EN11 0FJ

**Tenant**

Mr Simon Brett

**1. The rent is:** £570.00 **Per** Calendar Month **(excluding water rates and council tax but including any amounts in paras 3)**

**2. The date the decision takes effect is:** 23 August 2024

**3. The amount included for services is:**

Nil

**4. Date assured tenancy commenced**

23 June 2022

**5. Length of the term or rental period**

Monthly

**6. Allocation of liability for repairs**

Per Section 11 of the Landlord & Tenant Act 1985

**7. Furniture provided by landlord or superior landlord**

Tenant states sofa, coffee table, deck chair, kitchen appliances (oven, washing machine, fridge freezer)

**8. Description of premises**

Second floor flat in a block of 45 or so flats subdivided into section of 17 flats. Accommodation comprises living Room, 2 Bedrooms, Kitchen and Bathroom. Gas fired radiator central heating, double glazed windows, car parking to front.

**Chairman**

Mr I Jefferson

**Date of Decision**

22 August 2024