

**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 repairsPer 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