

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

Housing Act 1988 Section 14

**Address of Premises**

19 Kingswood Heights, Queen Mary Avenue, South Woodford, London, E18 2FP

**The Tribunal members were**

Mrs S Phillips

**Landlord**

Mr J & A Panchal c/o Homes & Co

**Address**

Gleneagles, Rectory Road, Stisted, Essex, CM77 8AL

**Tenant**

Mr Allel Sharipov & Ms Junko Sharipov

**1. The rent is: £**

1,852.50

**Per**

month

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

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

27 April 2024

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

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**Per**

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

**5. Date assured tenancy commenced**

27 April 2017

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

Annual

**7. Allocation of liability for repairs**

As per the agreement

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

2 beds, 1 large sofa, 2 small sofas, 1 dining table with 4 chairs, 4 small bed-side cabinets, 1 glass coffee table and 1 small side table.

**9. Description of premises**

Two bedroom second floor apartment based in a purpose built block of flats being approximately 15 years old.

**Chairman**

**Mrs S Phillips  
MRICS**

**Date of Decision**

**19 September  
2024**