

**Notice of the Tribunal Decision and  
Register of Rents under Assured Periodic Tenancies  
(Section 14 Determination)****Housing Act 1988 Section 14****Address of Premises**22 Wilkinson Grove  
Middlesbrough  
TS4 3FG**The Tribunal members were**J A Platt  
W Reynolds**Landlord****Address**

Sigma PRS Investments (Brackenhoe) Ltd

c/o Simple Life, Stafford Court,  
145 Washway Road, Sale  
Manchester M33 7PE**Tenant**

Ms E Barry

1. The rent is: £840.00 Per Month (excluding water rates and council tax but including any amounts in paras 3 & 4)

2. The date the decision takes effect is: 19 October 2024

3. The amount included for services is not applicable

4. Date statutory periodic assured tenancy commenced 19 September 2023

5. Rental period Monthly

6. Allocation of liability for repairs As per S11 Landlord & Tenant Act 1985

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

White goods in kitchen (oven, hob, fridge freezer &amp; washing machine)

**8. Description of premises**

2 Bedroom terraced house

**Chairman**

J A Platt

**Date of Decision**

15 October 2024