

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

Housing Act 1988 Section 14

**Address of Premises**

417 Waterloo Road Hanley  
Stoke on Trent ST1 5DT

**The Tribunal members were**

V Ward BSc Hons FRICS  
T. Wyn Jones BSc Dip Surv FRICS

**Landlord**

Patricia Marsden c/o Keates

**Address**

**Tenant**

John Leonard

**1. The rent is:**

£450.00

**Per**

Four weeks

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

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

4 September 2024

**3. The amount included for services is not applicable**

**Per**

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

**5. Date assured tenancy commenced**

4 July 2014

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

Monthly

**7. Allocation of liability for repairs**

Landlord and Tenant Act 1985

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

**9. Description of premises**

End Terraced House with 2 Bedrooms

**Chairman**

**V Ward**

**Date of Decision**

**12 December 2024**