

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

Housing Act 1988 Section 14

### Address of Premises

Room 5  
69 Wadham Road  
Portsmouth  
Hampshire  
PO2 9ED

### The Tribunal members were

Mr J G G Wilson MRICS  
Mr I R Perry BSc FRICS  
Mr N I Robinson FRICS

### Landlord

Mr J Ponnudurai

### Address

c/o Apex Lettings, 266 Havant Road, Drayton, Portsmouth, Hampshire, PO6 1PA

### Tenant

Mr Elliott Twigg

### 1. The rent is:

£725.00

Per

Calendar Month

(To include: all Utilities up to £100 per month, Council Tax and any amounts in paras. 3 and 4)

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

24 November 2024

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

n/a

Per

n/a

### 4. Date assured tenancy commenced

24 June 2022

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

Monthly

### 6. Allocation of liability for repairs

Landlord, save any Tenant neglect. Section 11, Landlord and Tenant Act 1985 applies.

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

Landlord. Double bed, wardrobe, chest of drawers, two bedside cabinets, desk, table, three chairs, flat screen television and four window blinds.

### 8. Description of premises

A three storey, late Victorian/early Edwardian terrace town house of traditional brick construction, now divided into seven rooms, each with an en suite shower/WC. At the ground floor rear is a communal kitchen, living room and washing facilities. There is a shared garden with bicycle storage shed. Room 5 is on the first floor (front) with an area of 21.14 square metres (228 square feet).

Chairman

Mr J G G Wilson  
MRICS

Date of Decision

17 December  
2024