

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

Housing Act 1988 Section 14

Address of Premises

20 Vine Road
East Molesey
Surrey
KT8 9LB

The Tribunal members were

Mr J G G Wilson MRICS FCIArb
Miss C D Barton MRICS
DDJ D Cowan

Landlords

Mr R D Muir & Mrs K J L Muir

Address

30 Crooked Mile Road, Darien, CT, USA, 06820

Tenant

Mr S H Houssaini & Mrs P J Richter

1. The rent is:

£6775.00

Per

Calendar
Month

(To exclude Water Rates and Council Tax but to include any amounts in paras. 3 and 4)

2. The date the decision takes effect is:

5 October 2024

3. The amount included for services is applicable

£275.00

Per

Calendar
Month

4. Date assured tenancy commenced

5 October 2021

5. Length of the term or rental period

Monthly

6. Allocation of liability for repairs

Landlord & Tenant, section 11 of the Landlord and Tenant Act 1985 applies

7. Furniture provided by landlord or superior landlord

A couch.

8. Description of premises

Early Victorian detached, three-storey plus basement house in an urban location, with local bus and rail services. The accommodation comprises: ground floor – three reception rooms, breakfast room, kitchen and cloakroom/WC; first floor – four bedrooms and two bathrooms/WCs (one en suite); second floor – two bedrooms and one bathroom/WC; and basement – two storerooms. Outside: front – off street parking; and rear – garden.

Chairman

**Mr J G G Wilson
MRICS FCIArb**

Date of Decision

21 January 2025