

**Notice of the Tribunal Decision and
Register of Rents under Assured Shorthold Tenancies
(Section 14 Determination)****Housing Act 1988 Section 14****Address of Premises**

34 Kirkley Lodge, Park Avenue, Gosforth,
Newcastle upon Tyne NE3 2NS

The Tribunal members were

I Jefferson
K Usher

Landlord

Mr Fathi Azribi

Address

c/o My Property Box, 59 St Georges Terrace, Jesmond,
Newcastle upon Tyne NE2 2SX

Tenant

Mr Ghazi Hassein

1. The rent is: £580 Per Calendar month (excluding water rates and council tax but including any amounts in para 3)

2. The date the decision takes effect is: 2 March 2025

3. The amount included for services is: Not applicable

4. Date assured shorthold tenancy commenced 2 November 2020

5. Length of the term or rental period 12 months

6. Allocation of liability for repairs As per Section 11 Landlord & tenant Act 1985

7. Furniture provided by landlord or superior landlord

Furnished, less white goods. On site laundry

8. Description of premises

Self-contained 3rd Floor flat comprising Living Room, 2 Bedrooms, Kitchen and Bathroom. No gas, slimline electric wall heaters, double glazing, external car space

Chairman

I Jefferson

Date of Decision

31 March 2025