

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

Housing Act 1988 Section 14

Address of Premises34 Kirkley Lodge, Park Avenue, Gosforth,
Newcastle upon Tyne NE3 2NS**The Tribunal members were**I Jefferson
K Usher**Landlord**

Mr Fathi Azribi

Addressc/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 premisesSelf-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