

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

Housing Act 1988 Section 14

### Address of Premises

84 Duncan Street, Brinsworth,  
Rotherham, S60 5DE

### The Tribunal members were

Mr Christopher Tonge LL B BA  
Mrs Sally Kendall BSc MRICS

### Landlord

Mendel Feingold C/O Bricknells Rentals

### Address

Cotswold House, First Floor, Bawtry Road, Wickersley,  
Rotherham, S66 2BL

### Tenant

Mr Joseph Mbogba

#### 1. The rent is: £

460.00

Per

Calendar Month

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

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

14 August 2023

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

0.00

Per

#### 4. Date assured tenancy commenced

14 June 2016

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

6 Months

#### 6. Allocation of liability for repairs

Landlord unless terms of the lease are breached

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

NA

#### 8. Description of premises

Mid- terraced house with brick walls and slate roof. Small front garden and medium sized rear garden. Living room, kitchen, bathroom with toilet, and 3 bedrooms. The bathroom and kitchen are dated and need replacement. The floor covering in the kitchen is defective. There are various areas of black mould and damp. The rear fence and gate need repair. The rear chimney stack requires pointing. Deductions of £190 per calendar month are made from the rent to reflect these issues.

Chairman

Mr Christopher Tonge LL B BA

Date of Decision

8 November 2023