

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

Housing Act 1988 Section 14

Address of Premises

29 Romanby Shaw, Greengates,
Bradford, BD10 0EH

The Tribunal members were

Mr Phillip Arthur Barber
Ms Jenny Jacobs

Landlord

James Hardern

Address

Simple Life Homes, Stafford Court, 145 Washway Road,
Sale, M33 7PE

Tenant

Mr Harold Holmes & Aunchaleerat Holmes

1. The rent is: £

950.00

Per

Calendar
Month

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

2. The date the decision takes effect is:

12 July 2023

3. The amount included for services is not
applicable

0.00

Per

4. Date assured tenancy commenced

12 October 2020

5. Length of the term or rental period

Monthly

6. Allocation of liability for repairs

In accordance with section 11 of the
Landlord and Tenant Act 1985

7. Furniture provided by landlord or superior landlord

None

8. Description of premises

Access was not possible as the tenant has vacated although the Tribunal was able to look through the downstairs windows. The property comprises a modern, newly built 3-bedroom, semi-detached house of approximately 76 square metres. Living room and dining kitchen downstairs; 3 bedrooms upstairs. Small external drive to the front and lawn garden to the rear. Parking space for one car. Gas central heating.

Chairman

Mr Phillip Arthur
Barber

Date of Decision

02 October 2023