

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

**Housing Act 1988 Section 14**

**Address of Premises**

17 Clockwood Gardens,  
Yarm,  
Cleveland,  
TS15 9RW

**The Tribunal members were**

Mr I Jefferson  
Mrs A Usher

**Landlord**

Mrs Janet McMinn  
c/o Agent Michael Poole, Estate Agents

**Address**

10 Town Square, Billingham, Cleveland, TS23 2LY

**Tenant**

Mr Ian Waller

**1. The rent is:** £810.00 **Per** Calendar Month **(excluding water rates and council tax but including any amounts in paras 3)**

**2. The date the decision takes effect is:** 9 September 2022

**3. The amount included for services is:** not applicable

**4. Date assured tenancy commenced** 9 March 2017

**5. Length of the term or rental period** Monthly

**6. Allocation of liability for repairs** Standard

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

Limited only, wardrobes, pictures, washing machine, but not fully furnished.

**8. Description of premises**

Detached property comprising 2 Reception, Kitchen, 3 Bedrooms, Bathroom, Separate Double Garage, gardens front and rear, central heating and sealed unit glazing to original timber frames.

**Chairman**

Mr I Jefferson

**Date of Decision**

13 December 2022