

## 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 Winster Avenue, Salford, M7 3TR	The Tribunal members were
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Tribunal Judge Catherine Wood  
Tribunal Member James Gallagher

#### Landlord

S&Y Mendelson Property

#### Address

52 Bury New Road, Prestwich, Manchester, M25 0JU

#### Tenant

Ms Dawn Whitworth

#### 1. The rent is: £

900.00

Per

Calendar Month

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

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

01 August 2023

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

0.00

Per

#### 4. Date assured tenancy commenced

01 July 2021

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

Monthly

#### 6. Allocation of liability for repairs

As per Tenancy Agreement

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

None

#### 8. Description of premises

Double fronted T/H; driveway with parking/small lawned area. Living room; kitchen; 3 beds (2 double, 1 single); wc; bathroom (WHB/B/Sh). Rear garden with shared ginnel access

Chairman

Mrs Catherine Wood

Date of Decision

12 January 2024