

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

Housing Act 1988 Section 14

### Address of Premises

3 Daisy Bank Court, Silverwell Street,  
Manchester, M40 1PA

### The Tribunal members were

Mr J Rimmer  
Mr K Kasambara

### Landlord

One Land Limited

### Address

C/O Brentwood Lettings,  
364 Moston Lane,  
Manchester,  
M40 9JS

### Tenant

Mr Francis Gbadago and Gladys Gbadago

### 1. The rent is:

£700.00

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 November 2022

### 3. The amount included for services is

Not  
applicable

Per

### 4. Date assured tenancy commenced

14 November 2019

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

Monthly

### 6. Allocation of liability for repairs

As per Housing Act

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

Carpets and cooker

### 8. Description of premises

A 3 bed terraced property. Development of 8 similar properties. 3<sup>rd</sup> bedroom is very small. Generally in good repair but front and rear doors defective. Parking space but no yard or garden.

Chairman

Mr J Rimmer

Date of Decision

4<sup>th</sup> January 2023