

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

Housing Act 1988 Section 14

### Address of Premises

18 Owen Street  
Accrington  
Lancashire  
BB5 6AW

### The Tribunal members were

J M Going  
A Hossain MRICS

### Landlord

Nigel Hudson & Karen Hudson

### Address

Medway, Longsight Road, Copster Green, Blackburn, BB1  
9EW

### Tenant

Mr Steven McLoughlin & Ms Joanne McLoughlin

1. The rent is: £

600.00

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 June 2023

3. Date assured tenancy commenced

1 February 2016

4. Length of the term or rental period

monthly

5. Allocation of liability for repairs

As per the lease dated 29 January  
2016 and Section 11 of the Landlord  
and Tenant Act 1985

6. Furniture provided by landlord or superior landlord

None

### 7. Description of premises

The property is a mid terraced house with a reception room continuing into the kitchen/dining room on the ground floor, with three bedrooms, and a bathroom, with a bath, wc and sink (as well as separate shower installed by the tenant) on the first floor, and an attic room with low ceilings. Outside there is a small front garden and back yard.

Chairman

J M Going

Date of Decision

4 October 2023