

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

Housing Act 1988 Section 14

Address of Premises

24, Christian Road
Preston
PR1 8NB

The Tribunal members were

J R RIMMER
J FAULKNER

Landlord

Imtiaz Bux

Address

30, Beverley Close, Blackpool FY4 2BE

Tenant

Peter Ezeiyoke

1. The rent is: £375.00 Per Month (excluding water rates and council tax but including any amounts in paras 3 & 4)

2. The date the decision takes effect is: 22nd September 2023

*3. The amount included for services is
Not applicable

4. Date periodic/statutory periodic
assured tenancy commenced

22nd January 2020

5. Rental period

Monthly

6. Allocation of liability for repairs

AS PER LANDLORD AND TENANT ACT
1985

8. Furniture provided by landlord or superior landlord

NIL

9. Description of premises

Ground floor flat in large, terraced house. Accommodation comprises communal hallway, lounge, bedroom, kitchen and shower room. The property is in only fair condition with defective kitchen units, insecure electric fire and extensive brickwork and vegetation issues in yard.

Chairman

J R RIMMER

Date of Decision

7th March 2024