

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

Housing Act 1988 Section 14

### Address of Premises

2 Wigan Street, Platt Bridge, Wigan,  
WN2 5JU

### The Tribunal members were

J R RIMMER  
J GALLAGHER

### Landlord

Anthony Cunliffe

### Address

369 Bolton Road, Ashton in Makerfield, Wigan, WN4 8TH

### Tenant

Mr John Stankus

1. The rent is: £

425.00

Per

Calendar  
Month

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

2. The date the decision takes effect is:

03 August 2023

3. The amount included for services is not  
applicable

0.00

Per

4. Date assured tenancy commenced

3 March 2008

5. Length of the term or rental period

Monthly

6. Allocation of liability for repairs

AS PER LANDLORD AND TENANT  
ACT 1985

7. Furniture provided by landlord or superior landlord

NIL

### 8. Description of premises

No internal inspection. A ground floor flat, apparently comprising living room, bedroom, bathroom and kitchen. The property appears to be joined to the gable wall of the adjoining property and there is evidence of external disrepair to the roof and fascia.

Chairman

J R Rimmer

Date of Decision

27 November  
2023