

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

Housing Act 1988 Section 14

### Address of Premises

21 Clement Street  
Gloucester  
Gloucestershire  
GL1 4JW

### The Tribunal members were

Mr J G G Wilson MRICS FCI Arb  
Mr S Hodges FRICS  
Judge R Percival

### Landlord

Mr Abdulkhaliq Dhalech

### Address

60 Widden Street, Gloucester, Gloucestershire, GL1 4AN

### Tenants

Mr A W Ghusie & Ms S Ghusie

### 1. The rent is:

£1115.00

Per

Calendar  
Month

(To exclude Water Rates and  
Council Tax but include any  
amounts in paras. 3 and 4)

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

27 March 2025

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

n/a

Per

n/a

### 4. Date assured tenancy commenced

24 January 2022

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

Monthly

### 6. Allocation of liability for repairs

Section 11, Landlord and Tenant Act 1985 applies. The tenants are required to keep the property in the condition at the commencement of the term, fair wear and tear excepted.

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

None.

### 8. Description of premises

A late Victorian/early Edwardian two-storey terrace house of traditional brick construction and pitched tiled roof. The accommodation is: ground floor – hall, two reception rooms, kitchen, utility room and WC; first floor – three bedrooms (two doubles and one single) and bathroom/WC. Outside – rear garden with shed.

Chairman

Mr J G G Wilson  
MRICS FCI Arb

Date of Decision

27 March 2025