

**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 Lower East Street,
Middlesbrough, TS2 1DG

The Tribunal members were

J Fraser
J Platt

Landlord

Thirteen Group

Address

2 Hudson Quay, Windward Way, Middlesbrough, TS2 1QG

Tenant

Janice Cummins

1. The rent is: £150 Per week (excluding water rates and council tax but including any amounts in para 3)

2. The date the decision takes effect is: 7 April 2025

3. The amount included for services is: Not applicable

4. Date periodic assured tenancy commenced 9 January 2020

5. Rental period Weekly

6. Allocation of liability for repairs As per s.11 of the Landlord and Tenant Act 1985

7. Furniture provided by landlord or superior landlord

None.

8. Description of premises

A modern, 2 bedroom ground floor flat with access to communal gardens, bin stores and off-street parking.

Chairman

J Fraser

**Date of
Decision**

13 May 2025