

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

Housing Act 1988 Section 14

### Address of Premises

36 York Street, Walton, Liverpool L9  
1BW

### The Tribunal members were

Colin Green, John Faulkner FRICS

### Landlord

Safia Mahdi Hassan

### Address

186 Carlton Avenue West, Wembley HA0 3QX

### Tenant

Deborah Hunt

1. The rent is: £

590.00

Per

calendar  
month

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

2. The date the decision takes effect is:

12 March 2025

\*3. The amount included for services is not  
applicable

Per

\*4. ~~Service charges are variable and are not included~~

5. Date assured tenancy commenced

12 April 2022

6. Length of the term or rental period

12 April 2022 to 11 April 2023

7. Allocation of liability for repairs

As per the tenancy agreement of 12  
February 2022 and s. 11 of the  
Landlord and Tenant Act 1985

8. Furniture provided by landlord or superior landlord

None

### 9. Description of premises

Two-storey, mid-terrace house set back from the pavement built some 130 years ago. There is a walled yard to the rear. Accommodation comprises: Ground Floor: entrance vestibule, hall, 2 x reception rooms, kitchen, bathroom / w.c.; First Floor: 3 x bedrooms (2 x doubles, 1 single); Outbuilding at rear. The letting includes an oven and hob but the washing machine and fridge-freezer are provided by the tenant. All floor coverings and curtains are provided by the tenant.

**Chairman**

**Colin Green**

**Date of Decision**

**30.05.25**