

**Notice of the Tribunal Decision and
Register of Rents under Assured Periodic Tenancies
(Section 14 Determination)****Housing Act 1988 Section 14****Address of Premises**25 Linwood Grove, Manchester, M12
4QH**The Tribunal members were**J White
A Hossain**Landlord**

Paradise Property Ltd

AddressC/O Madina property Ltd 588 Stockport Road Manchester M13
0RQ**Tenant**

Arshad Mahmood Qadir Sardar & Afshan Akhtar

**1. The rent
is:**

£880

Per

month

**(excluding water rates and council tax but
including any amounts in paras 3 & 4)****2. The date the decision takes
effect is:**

1 November 2024

**3. The amount included for services
is:**

N/A

Per

month

**4. Date periodic/statutory periodic
assured tenancy commenced**

1 May 2019

5. Rental period

monthly

6. Allocation of liability for repairs

S 11 LTA 1985

7. Furniture provided by landlord or superior landlord

Unfurnished, no white goods. Landlord's cooker

8. Description of premisesCirca 1900 brick construction 2 bed small inner terrace with small back yard. Small bay to lounge
Dated kitchen, bathroom. Defects at effective date, including dampness, mould, defective flooring
and electrics**Chairman**

J White

**Date of
Decision**

1 April 2025