

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

Housing Act 1988 Section 14

Address of Premises

16 Rowrah Road
Rowrah
Frizington
CA26 3XJ

The Tribunal members were

J M Going
J Gallagher MRICS

Landlord

Ms F McRae

Address

14 Brigham Road, Cockermouth, CA13 0AX

Tenant

Mr M Wetenhall & Mrs Alice Wetenhall

1. The rent is:£

475.00

Per

Calendar
Month

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

2. The date the decision takes effect is:

01 November 2023

3. Date assured shorthold tenancy commenced.

1 January 2019

4. Length of the term or rental period

monthly

5. Allocation of liability for repairs

As per the Assured Shorthold
Tenancy Agreement beginning on 1
January 2019 and Section 11 of the
Landlord and Tenant Act 1985.

6. Furniture provided by landlord or superior landlord

Appendix 2 to the said Assured Shorthold Tenancy Agreement refers to those items included at its commencement.

7. Description of premises

A small mid terraced house next to and opening directly onto the A5086. It has a box room/small home office space, bathroom (with bath, wc and basin) and a small double bedroom on the ground floor. Upstairs there is a through kitchen/living room. A door leads off the living room to an outside first floor wooden decking balcony and wooden steps. This provides the only access to the rear yard but is presently unusable because of being holed and clearly unsafe.

Chairman

J M Going

Date of Decision

5 March 2024