

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

Housing Act 1988 Section 14

### Address of Premises

15 Ermine Close, Walkden,  
Manchester, M28 3YP

### The Tribunal members were

Tribunal Judge C Wood  
Tribunal Member S Latham

### Landlord

UK PRS Lettings LLP

### Address

c/o Stafford Court, 145 Washway Road, Sale, Manchester,  
M33 7PE

### Tenant

Ms Mary Arthur

1. The rent is: £

1170.00

Per

Calendar  
Month

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

2. The date the decision takes effect is:

02 January 2024

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

Per

5. Date assured tenancy commenced

02/06/2018

6. Length of the term or rental period

Monthly

7. Allocation of liability for repairs

As per tenancy agreement

8. Furniture provided by landlord or superior landlord

No furniture provided.

### 9. Description of premises

3-bed end Terraced House; Ground Floor: hall, living room, kitchen, cloakroom. 1<sup>st</sup> Floor: 3  
beds (2 doubles/1 single); bathroom: water closet/WashHandBasin/Bath/Walk-in shower.  
Garden to rear; driveway with parking for 2 cars.

Chairman

C Wood

Date of Decision

26 March 2024