

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

Housing Act 1988 Section 14

Address of Premises

91 Hemmons Road, Manchester, M12 4QG

The Tribunal members were

Judge J White
Valuer J Gallagher

Landlord

LL Landmarque LTD

Address

Unit 4 Stirling Court Yard, Stirling way, Herts W6 2FX

Tenant

Mrs Kausar Perveen

1. The rent is:

£750.00

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 October 2023

3. The amount included for services is not applicable

0.00

Per

4. Date assured tenancy commenced

1 May 2021

5. Length of the term or rental period

Monthly

6. Allocation of liability for repairs

S 11 LTA 1985

7. Furniture provided by landlord or superior landlord

Unfurnished, white goods provided. Landlords defective integrated cooker and oven

8. Description of premises

2 bed Terrace opening onto the street, 1 living room, kitchen, bathroom, small paved yard. Windows are upvc double glazed and the property is heated with gas CH

The paintwork at the front is flaking in places. The render has numerous cracks and some sections have come away. There is a small bay window at the rear and at flat brick/mineral felt extension – the roof appears to have been repaired, albeit not expertly.

There are areas of dampness, some defective electric sockets, and other miscellaneous repairs. The kitchen is in need of replacement and bathroom repairing/upgrading.

Note effective date is not later than date of determination as S16 (7) applied due to undue hardship.

Chairman

J White

Date of Decision

13 October 2023