

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

Housing Act 1988 Section 14

### Address of Premises

Room C9  
3 The Crescent  
Lower Gale  
Ambleside  
LA22 0BD

### The Tribunal members were

J M Going  
H Thomas FRICS

### Landlord

High Ash Property Ltd

### Address

Care of Mint Homes  
Grosvenor House,  
60 Stramongate  
Kendal  
LA9 4BD

### Tenant

Andrejs Mizujevs

### 1. The rent is:£

£585.00

### Per

Calendar  
Month

(excluding payment of council tax, and all utility bills for water and internet/broadband, and gas and electricity (on what is described as a fair use policy) the charges for which are the landlord's responsibility).

### 2. The date the decision takes effect is:

25 January 2024

### 3. Date assured shorthold tenancy commenced

25 September 2020

### 4. Length of the term or rental period

Monthly

### 5. Allocation of liability for repairs

As per the assured shorthold tenancy agreement dated 25 September 2020 and Section 11 of the Landlord and Tenant Act 1985.

### 6. Furniture provided by landlord or superior landlord

A bed, wardrobe, small chest of drawers, bedside table, and chair (and various white goods within the property for shared use)

### 7. Description of premises

A single room within a traditional stone-built, slate roofed end terraced Lakeland townhouse which is now used as a House in Multiple Occupation understood to contain 13 separate letting rooms and to be licensed for up to 16 occupants. The Tenant is entitled under his tenancy to the shared use of kitchen, toilet and shower facilities within the property.

Chairman

J M Going

Date of Decision

29 January 2024