

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

Housing Act 1988 Section 14

### Address of Premises

52 Moorside Drive  
Carleton Grange  
Carlisle  
Cumbria  
CA1 3TF

### The Tribunal members were

J M Going  
I R Harris

### Landlord

C/o The Letting Centre

### Address

55-57 Warwick Road, Carlisle, CA1 1EE

### Tenant

Mrs C E Wood & Mr R Wood

1. The rent is:£

640.00

Per

Calendar  
Month

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

2. The date the decision takes effect is:

25 June 2023

3. Date assured tenancy commenced

Thought to b3e in November 2001.

4. Length of the term or rental period

Monthly

5. Allocation of liability for repairs

As per Section 11 of the Landlord and  
Tenant Act 1095

6. Furniture provided by landlord or superior landlord

None

### 7. Description of premises

A semi-detached house, built approximately 30 years ago on an estate on the outskirts of Carlisle, with a vestibule containing a wc and basin, a large lounge, and a kitchen/dining room downstairs, and 4 bedrooms (one small) and a bathroom, with a shower over the bath, wc and basin, upstairs. Outside is a small open front garden, a drive to the side of the house, and a small and constricted garden to the rear.

Chairman

J M Going

Date of Decision

18 April 2024