

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

Housing Act 1988 Section 14

Address of Premises

327 Wigan Road, Ashton-in-Makerfield,
Wigan

The Tribunal members were

Judge A M Davies
Mr A Hossain, MRICS

Landlord

GREENLEAF LTD

Address

41 Lymmington Avenue, Lymm, WA13 9NG

Tenant

SAM MIAO YOONG and LUCIA GIBBONI

1. The rent is: £700 Per month (excluding water rates and council tax but including any amounts in paras 3 & 4)

2. The date the decision takes effect is: 17 July 2024

3. The amount included for services is not applicable

Per

4. Date periodic/statutory periodic assured tenancy commenced

17 December 2023

5. Rental period

monthly

6. Allocation of liability for repairs

s.11, Landlord and Tenant Act 1985

7. Furniture provided by landlord or superior landlord

None to the Tribunal's knowledge

8. Description of premises

Victorian mid-terrace, 2 bedrooms, through front room, garden

Chairman

A M Davies

Date of Decision

1 October 2024