

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

Housing Act 1988 Section 14

Address of Premises

31 Dawlish Close, Bramhall, Stockport SK7 2JD

The Tribunal members were

Tribunal Judge L. F. McLean
Tribunal Member K. Kasambara

Landlord

Judith Williams

Address

123 Wellington Road South, Stockport SK1 3TH

Tenant

Claire Boden

1. The rent is: £1288 Per month (excluding water rates and council tax but including any amounts in paras 3 & 4)

2. The date the decision takes effect is: 18th February 2025

3. The amount included for services is not applicable

Per

4. Date periodic/statutory periodic assured tenancy commenced

18 March 2019

5. Rental period

Monthly

6. Allocation of liability for repairs

Landlord – s.11 LTA 1985
Tenant – tenant-like user

7. Furniture provided by landlord or superior landlord

Integrated cooker and gas hob; wood laminate flooring except for porch; upstairs carpets

8. Description of premises

Brick built, end terraced, 3-bedroom house with integrated ground floor garage, driveway, front and rear gardens

Chairman

L. F. McLean

Date of Decision

8th May 2025