

**Notice of the Tribunal Decision and
Register of Rents under Assured Periodic Tenancies
(Section 14 Determination)****Housing Act 1988 Section 14****Address of Premises**67 Shipley Avenue, Fenham,
Newcastle upon Tyne NE4 9QY**The Tribunal members were**I Jefferson
K Usher**Landlord**

Omar Yaseen

Address

3 Auden Grove, Newcastle upon Tyne NE4 9HJ

Tenant

Asaad Abood

1. The rent is: £950.00 **Per** Calendar month **(excluding water rates and council tax but including any amounts in paras 3)****2. The date the decision takes effect is:**

30 April 2025

3. The amount included for services is:

Not applicable

4. Date assured tenancy commenced

30 November 2018

5. Length of the term or rental period

Monthly

6. Allocation of liability for repairsStandard, as per S11 Landlord &
Tenant Act 1985**7. Furniture provided by landlord or superior landlord**

Beds & Mattresses

8. Description of premises

1920s/1930s semi-detached house comprising porch, hall, 2 Reception, Kitchen, Utility, 3 Bedrooms, and Bathroom. Radiator central heating, double-glazing. Externally gardens front and rear plus garage store.

Chairman

I Jefferson

Date of Decision

2 June 2025