

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

Housing Act 1988 Section 14

### Address of Premises

10 Pentillie Crescent  
Plymouth  
Devon  
PL4 6NY

### The Tribunal members were

Mr J G G Wilson MRICS  
Mr P Cliffe-Roberts FRICS  
Judge Rai

### Landlord

Brunswick Limited

### Address

c/o Clever Student Lets, 2 Queen Anne Terrace, Plymouth,  
Devon, PL4 8EG

### Tenant

Mr M Trott & Mrs H L Trott

### 1. The rent is:

£1250.00

### Per

Calendar  
Month

(To exclude Water Rates and  
Council Tax but to include any  
amounts in paragraphs 3 and 4)

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

30 May 2025

### 3. The amount included for services is not applicable

n/a

### Per

n/a

### 4. Date assured tenancy commenced

31 March 2023

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

Monthly

### 6. Allocation of liability for repairs

Landlord – section 11, Landlord and Tenant Act 1985 applies. Tenant – to keep the property in repair, fair wear and tear excepted and to maintain the garden and pathway.

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

None.

### 8. Description of premises

An end of terrace, two storey Victorian townhouse of traditional brick construction with pitched tiled roof. The accommodation comprises: ground floor – entrance hall, reception room, dining room and kitchen, first floor – four bedrooms, bathroom/WC and separate WC. At the front of the house is a small garden and path. At the side is a small patio (courtyard) which is accessed off the kitchen and from the pavement.

Chairman

Mr J G G Wilson  
MRICS

Date of Decision

9 June 2025