

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

Housing Act 1988 Section 14

### Address of Premises

18 Maple Road  
Bitterne  
Southampton  
Hampshire  
SO18 4EE

### The Tribunal members were:

Mr J G G Wilson MRICS  
Judge Rai

### Landlord

Mr F Benali

### Address

c/o Charters Estate Agents, 13 Oakmount Road, Chandlers  
Ford, Hampshire, SO53 2LG

### Tenant

Ms N K Harding

### 1. The rent is:

£675.00

### 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:

28 April 2025

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

n/a

### Per

n/a

### 4. Date assured tenancy commenced

28 March 2014

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

Monthly

### 6. Allocation of liability for repairs

Landlord – section 11, Landlord and  
Tenant Act 1985 applies.

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

None.

### 8. Description of premises

A mid-terrace house of traditional brick construction and pitched tiled roof. The property is the ground floor flat with accommodation as follows: one reception room, one bedroom and one bathroom/WC. Outside there is a small garden.

Chairman

Mr J G G Wilson  
MRICS

Date of Decision

9 June 2025