

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

Housing Act 1988 Section 14

Address of Premises

41A Sydney Road
Southampton
Hampshire
SO15 5RE

The Tribunal members were:

Mr J G G Wilson MRICS
Mr B W H Bourne MRICS

Landlord

Mr Lawrence Chen

Address

9 Luccombe Road, Southampton, Hampshire, SO15 7RJ

Tenant

Ms Karolina Bakalarz

1. The rent is:

£825.00

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:

1 July 2025

3. The amount included for services is not applicable

n/a

Per

n/a

4. Date assured tenancy commenced

1 June 2014

5. Length of the term or rental period

Monthly

6. Allocation of liability for repairs

Section 11, Landlord and Tenant Act 1985
applies. The tenant is required to keep the inside
of the property in at least as good a condition
when the tenancy started (apart from fair wear
and tear).

7. Furniture provided by landlord or superior landlord

None.

8. Description of premises

A late Victorian end of terrace house on two floors now converted into two flats. 41A is the ground floor flat with accommodation comprising reception room, kitchen, bedroom and bathroom/WC. Outside there is a private garden and one off-street, car-parking space.

Chairman

Mr J G G Wilson
MRICS

Date of Decision

27 August 2025