

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

**Housing Act 1988 Section 14**

<b>Address of Premises</b>	<b>The Tribunal members were</b>			
105 Wilkinson Grove, Middlesbrough, TS4 3FE	J Fraser J Platt			
<b>Landlord Address</b>	Sigma PRS Investments (Brackenhoe) Limited Stafford Court, 145 Washway Road, Sale, Manchester, M33 7PE			
<b>Tenant</b>	Wadhah Mohsen Ahmed Al Dhaheri			
<b>1. The rent is:</b>	£880	<b>Per</b>	calendar month	<b>(excluding water rates and council tax but including any amounts in para 3)</b>
<b>2. The date the decision takes effect is:</b>	14 August 2025			
<b>3. The amount included for services is:</b>	Not applicable			
<b>4. Date statutory periodic tenancy commenced</b>	14 April 2022			
<b>5. Rental period</b>	Monthly			
<b>6. Allocation of liability for repairs</b>	As per s.11 of the L&T Act 1985			
<b>7. Furniture provided by landlord or superior landlord</b>				
None				
<b>8. Description of premises</b>				
A modern, 2 storey end terrace house with enclosed rear garden and demised parking.				

<b>Chairman</b>	J Fraser	<b>Date of Decision</b>	08 October 2025
-----------------	----------	-------------------------	-----------------