

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

Housing Act 1988 Section 14

### Address of Premises

59 Chamberlain Way, Pinner,  
Middlesex. HA5 2AT

### The Tribunal members were

R Waterhouse FRICS  
O Miller

**Landlord**

Oyster Properties

**Address**

**Tenant**

Mrs Ramona Benallah

1. The rent is:£

1625.00

Per

Calendar  
month

(excluding water rates and council  
tax but including any amounts in  
paras 3)

2. The date the decision takes effect is:

25 November 2025

\*3. The amount included for services is/is  
negligible/not applicable

n/a

Per

n/a

\*4. Service charges are variable and are not included

5. Date assured tenancy commenced

25 February 2020

6. Length of the term or rental period

12 months

7. Allocation of liability for repairs

Landlord external structural

8. Furniture provided by landlord or superior landlord

9. Description of premises

Ground floor Living room and separate dining room, kitchen, WC 2 bedrooms, garden and garage.

**Chairman**

**R Waterhouse  
FRICS**

**Date of Decision**

**25 November  
2025**