

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

Housing Act 1988 Section 14

### Address of Premises

First Floor Flat, 18 Pattinson Road, London NW2 2HH

### The Tribunal members were

Mr D Jagger MRICS  
Mr C Piarroux JP

### Landlord

Emma O'Connor, Mark Thackeray,  
Michael Bettinson Executors of the estate of Thomas  
Thackeray (Deceased) c/o Vyman Solicitors

### Address

Vyman House, 104 College Road, Harrow, Middlesex, HA1  
1BQ

### Tenant

John Boak

### 1. The rent is: £

1237.50

Per

Month

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

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

1 August 2025

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

Per

### \*4. Service charges are not included

### 5. Date assured tenancy commenced

1 March 2014

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

Monthly Assured Periodic Tenancy

### 7. Allocation of liability for repairs

In accordance with agreement

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

None

### 9. Description of premises

A converted first floor flat forming part of a two storey mid terrace Victorian building.  
Accommodation comprises: Bedroom, bathroom, living room, kitchen

Chairman

Duncan Jagger  
MRICS

Date of Decision

8 December  
2025