

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

Housing Act 1988 Section 14

Address of Premises

23 Ivy Road, Luton, LU1 1DL

The Tribunal members were

Mr P Roberts FRICS CEnv

Landlord

Mr Rajah Saleem & Ayesha Oman Salem

Address

36 Douglas Road, Luton, LU4 8EB

Tenant

Emanuela Dalila Chinanello

1. The rent is:£

1,250

Per

month

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

2. The date the decision takes effect is:

8 July 2025

3. The amount included for services is

not
applicable

Per

4. Date assured tenancy commenced

5 March 2019

5. Length of the term or rental period

6 months

6. Allocation of liability for repairs

LL to comply with s11 LTA 1985

8. Furniture provided by landlord or superior landlord

N/A

9. Description of premises

The Property comprises a terraced period property of brick and tile providing two living rooms and a kitchen on the ground floor together with three bedrooms and a family bathroom on the first floor. There is a garden to the rear but no private car parking.

There is central heating, double glazing, and carpets. The Tenant has provided the White Goods.

Chairman

P Roberts

Date of Decision

14 December
2025