

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

Housing Act 1988 Section 14

Address of Premises

35 Rotary Drive, Leeds, LS27  
8FR

The Tribunal members were

Judge Richard Dobson-Mason &  
Amin Hossain MRICS

Landlord

Rani Capital Limited

Address

23 Winchester Drive, Pinner, Middlesex, HA5 1DB

Tenant

Ross McKinstry

1. The rent  
is: £

1,375.00

Per

calendar  
month

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

2. The date the decision takes effect  
is:

5 April 2025

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

Per

4. Date assured tenancy commenced

5 July 2021

5. Length of the term or rental period

24 months

6. Allocation of liability for repairs

As per the tenancy agreement  
of 5 July 2021 and s. 11 of the  
Landlord and Tenant Act 1985

7. Furniture provided by landlord or superior landlord

Nil.

## 8. Description of premises

The property is a modern brick built detached house beneath a tiled roof with front and rear gardens and driveway. Accommodation comprises: G/F: Hall, WC, kitchen, living room & garage, F/F: 3 bedrooms with ensuite B/WC to main bedroom.

Chairman

Judge Richard  
Dobson-Mason

Date of  
Decision

22.08.25