

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

### Housing Act 1988 Section 14

#### Address of Premises

Room C,  
5 Cromwell Road  
Luton  
LU3 1DP

#### The Tribunal members were

Mr Neil Martindale FRICS

#### Landlord

Easy Rent London Ltd (Agent)

#### Address

#### Tenant

Naomi Akapo

#### 1. The rent is: £

700

Per

Calendar month

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

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

30 October 2025

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

nil

Per

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

#### 5. Date assured tenancy commenced

30 September 2023

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

periodic calendar monthly

#### 7. Allocation of liability for repairs

per tenancy

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

Small double bed frame, mattress, wardrobe, table, folding chair. No carpet. (Shared use of white goods including fridge freezer cooker washing machine in communal area). All services included in the rent.

#### 9. Description of premises

Part Building, former Edwardian Mid Terr. Family home from 1900 in a busy residential road. Restricted on street parking, no off street parking, small communal garden. In a terrace and road of similar age/ style. Double pitched main roof single lap tiled roof – walls brick fair. Accom. in one small double bedroom with ensuite shower/ wc/ whb FF. Building accom on 3 levels: GF communal kitchen laundry area. External fair condition. (Google Streetview October 2024).double glazing & full central heating.

Chairman

Neil Martindale  
FRICS

Date of Decision

12 January 2026