

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

**Housing Act 1988 Section 14**

**Address of Premises**

2C Leopold Avenue, M20 1LU

**The Tribunal members were**

J White  
K Kasambara

**Landlord**

R H Kennedy Properties

**Address**

152 Bury New Road, Whitefield M45 6AD

**Tenant**

Katie Goldrick

**1. The rent is:** £1170 **Per** month **(excluding water rates and council tax but including any amounts in paras 3 & 4)**

**2. The date the decision takes effect is:** 10 September 2024

**3. The amount included for services is:** N/A **Per** month

**4. Date periodic/statutory periodic assured tenancy commenced** 10 March 2023

**5. Rental period** monthly

**6. Allocation of liability for repairs** S 11 LTA 1985

**7. Furniture provided by landlord or superior landlord**

Part furnished (white goods, 1 bed and 2 wardrobes)

**8. Description of premises**

Second floor flat, 2 beds, 1 LR/kitchen, off rd parking. Lack of loft insulation, bathroom light blowing and mould on ceiling, damp on external corners of lounge, bedroom window seals causing whistling noise, slight crack hallway, landing and ceiling, mould stairway window

**Chairman**

J White

**Date of  
Decision**

2 April 2025