

**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 wereJ White
K Kasambara**Landlord
Address**

R H Kennedy Properties

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