

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

Housing Act 1988 Section 14

### Address of Premises

19 Joule Street, Blackley M9 4FE

### The Tribunal members were

Ms J White  
Ms H Clayton

### Landlord

Scott Norbury

### Address

15 Cannon Drive Bowden Cheshire WA14 3FD

### Tenant

Pamela Davies

#### 1. The rent is: £

562.50

Per

Calendar Month

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

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

4/11/2023

#### 3. The amount included for services is not applicable

N/A

Per

N/A

#### 4. Date assured tenancy commenced

4/11/2010

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

Monthly

#### 6. Allocation of liability for repairs

As per s11 LTA 1985

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

Unfurnished and no white goods. Tenant replaced all carpets, except one threadbare bedroom carpet.

#### 8. Description of premises

2 bed mid fronted terrace with 2 living rooms, kitchen bathroom back yard. Very significant dampness in all rooms (including signs of rising and penetrating dampness with mould) and historic leaks evident. Dilapidated kitchen and bathroom required repairs.

Chairman

J White

Date of Decision

10.9.2024

