

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

Housing Act 1988 Section 14

Address of Premises

78 Dartington Road, Wigan WN2 5BE

The Tribunal members were

Judge A Davies
J O'Hare MRICS

Landlord

Heatwave Residential Properties Limited

Address

Unit 20/21, Cinnamon Business Park, Makerfield Way, Wigan WN2 2PR

Tenant

Julia Johnson

1. The rent is: £765 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 February 2025

3. The amount included for services is not applicable

Per

4. Date periodic/statutory periodic assured tenancy commenced

12 April 2019

5. Rental period

Monthly

6. Allocation of liability for repairs

s.11, Landlord and Tenant Act 1985

7. Furniture provided by landlord or superior landlord

Cooker

8. Description of premises

Semi-detached house. 2 Bedrooms and boxroom. Bathroom and ground floor toilet. Garden. Parking.

Chairman

A Davies

Date of Decision

10 February 2025