

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

Housing Act 1988 Section 14

### Address of Premises

43 Canalside  
Radcliffe  
Bury  
M26 3BS

### The Tribunal members were

Tribunal Judge Falder  
Tribunal Member Hossain

### Landlord

Karen Ritchie c/o Mr Jon Simon

### Address

10-12 Church Street West  
Radcliffe  
Bury  
M26 2SQ

### Tenant

Laura Sharples

1. The rent is:£

800.00

Per

month

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

2. The date the decision takes effect is:

30<sup>th</sup> October 2024

3. The amount included for services is not  
applicable

Per

4. Date assured tenancy commenced

30<sup>th</sup> April 2018

5. Length of the term or rental period

Periodic

6. Allocation of liability for repairs

As per tenancy agreement

7. Furniture provided by landlord or superior landlord

N/A

### 8. Description of premises

The Tribunal was unable to access the property on the date of inspection so an external inspection only was carried out. The Tribunal has relied on the information contained in the documents submitted to us.

Chairman

Tribunal Judge  
Falder

Date of Decision

23<sup>rd</sup> April 2025