

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

Housing Act 1988 Section 14

**Address of Premises**

11 Old Lane  
Little Hulton  
M38 9RT

**The Tribunal members were**

Tribunal Judge K Falder  
Tribunal Member A Hossain

**Landlord**

Ben Rob Estates

**Address**

79 Windsor Road  
Manchester  
M25 0DB

**Tenant**

Callum Flannigan and Sinead Cassidy Phelan

**1. The rent is: £**

650.00

Per

month

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

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

23<sup>rd</sup> April 2025

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

Per

**4. Date assured tenancy commenced**

23 March 2023

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

Periodic

**6. Allocation of liability for repairs**

As per original tenancy agreement

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

N/A

**8. Description of premises**

Mid-terraced property comprising living room, kitchen, shower room, 2 bedrooms, 1 WC.  
Outdoor rear yard.

**Chairman**

**Tribunal Judge  
Falder**

**Date of Decision**

**23<sup>rd</sup> April 2025**