

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:

23rd 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

23rd April 2025