

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

Housing Act 1988 Section 14

### Address of Premises

Flat 6  
Rusholme Gardens  
176 Wilmslow Road  
Manchester, M14 5LG

### The Tribunal members were

Tribunal Judge Falder  
Tribunal Member J Gallagher

### Landlord

Rusholme Garden Investment Ltd

### Address

3a Wynnstay Grove  
Manchester  
M14 6XG

### Tenant

Jason Pritchard

#### 1. The rent is: £

750.00

Per

month

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

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

27<sup>th</sup> May 2024

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

N/A      Per      N/A

#### 4. Date assured tenancy commenced

27<sup>th</sup> August 2020

#### 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

Information obtained via Tenant's application form:

Kitchen appliances- electric oven, fridge freezer, washer/dryer

Living room furniture- sofa, dining table, 2 chairs, coffee table/stand

Bedroom- double bed, 2 wardrobes, chest of drawers

#### 8. Description of premises

This is a one bedrooned ground floor flat with a living room, kitchen and bathroom let fully furnished. According to Homipi it has an area of 53m2. It comprises part of a large development of older flats located on the corner of Platt Street and Wilmslow Road, with access off both roads. Parking appears to be limited.

Chairman

Tribunal Judge  
Falder

Date of Decision

29<sup>th</sup> April 2025