

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

**Housing Act 1988 Section 14**

**Address of Premises**

10 Ulster Avenue Rochdale OL11 3RG

**The Tribunal members were**

Mr J Stringer, Tribunal Judge  
Mr A Hossain, MRICS, Valuer Member

**Landlord**

Sheima Kosa Rafiq

**Address**

6 Greenroyde, Rochdale OL11 3SQ

**Tenant**

Muhammad Umer

1. The rent is: £765.00 Per calendar month (excluding water rates and council tax but including any amounts in paras 3 & 4)

2. The date the decision takes effect is: 25<sup>th</sup> November 2025

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

Per

\*4. Service charges are variable and are not included

5. Date statutory periodic assured tenancy commenced

1<sup>st</sup> December 2024

6. Rental period

Calendar monthly

7. Allocation of liability for repairs

Section 11 Landlord and Tenant Act 1985

8. Furniture provided by landlord or superior landlord

N/A

**9. Description of premises**

BRICK BUILT MID TERRACED HOUSE BENEATH A SLATE ROOF BUILT CIRCA 1919 COMPRISING GF VESTIBULE, LIVING ROOM AND KITCHEN FF: 2 BEDROOMS AND B/WC.

**Chairman**

Mr J Stringer

**Date of Decision**

25<sup>th</sup> November 2025