

**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: 25th 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

1st 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

25th November 2025