First-tier Tribunal – Property Chamber File Ref No.	TR/LON/OOAZ/MNR/2025/0683

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

Housing Act 1988 Section 14

Address of Premises	The Tribunal members were
24 Forest Lodge, Dartmouth Road, London, SE23 3HY	R Waterhouse FRICS J Francis QPM

Landlord	Mr & Mrs Ari
Address	
Tenant	Kristin Hoess

1. The rent is: £ **1400.00** **Per** Calendar month **(excluding water rates and council tax but including any amounts in paras 3)**

2. The date the decision takes effect is: **19 January 2025**

***3. The amount included for services is/is negligible/not applicable** n/a **Per** n/a

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

5. Date assured tenancy commenced	September 2009 , renewed 2010 and 2014
6. Length of the term or rental period	Monthly periodic
7. Allocation of liability for repairs	Landlord

8. Furniture provided by landlord or superior landlord

Kitchen table and four chairs – wardrobe in each bedroom, white goods.

9. Description of premises

Third floor purpose built flat, no lift, two bedrooms, living room, bathroom and kitchen within 1930s building

Chairman	R Waterhouse FRICS	Date of Decision	18 February 2026