First-tier Tribunal – Property Chamber File Ref No. TR/LON/00AC/MDR/2025/0018

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

Housing Act 1988 Section 14

Address of Premises

20 Woodlands
London
NW11 9QL

The Tribunal members were

R Waterhouse FRICS
C Piarroux JP

Landlord Yanina Heuberger

Address

Tenant Mrs Udel Chana Rosenbaum C/O Bude Nathan Iwanier LLP

1. The rent is:£ **5500.00** **Per** Calendar month **(excluding water rates and council tax but including any amounts in paras 3)**

2. The date the decision takes effect is: **9 October 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 9 June 2019

6. Length of the term or rental period 12 months

7. Allocation of liability for repairs Landlord external structural
Tenants' interior repairs decoration and fittings

8. Furniture provided by landlord or superior landlord

none

9. Description of premises

7 bedroom house with central heating and double glazing

Chairman **R Waterhouse FRICS** **Date of Decision** **17 February 2026**