First-tier Tribunal – Property Chamber File Ref No.	TR/LON/OOBK/MNR/2025/0979

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**
Flat 138 Dibdin House, Maida Vale, London, W9 1QG	R Waterhouse FRICS J Francis QPM

Landlord	Grainger PLC
Address	
Tenant	Birgitte Tina Lukie

1. The rent is: £ ~~**1610.00**~~ **1491.00** **Per** Calendar month **(excluding water rates and council tax but including any amounts in paras 3)**

2. The date the decision takes effect is: **1 November 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	16 August 2024
6. Length of the term or rental period	12 months
7. Allocation of liability for repairs	Landlord external structural Tenants' interior decoration and fittings

8. Furniture provided by landlord or superior landlord

none

9. Description of premises

3rd floor flat, two bedrooms, one living room, one bathroom WC, and a kitchen

Chairman	**R Waterhouse FRICS**	**Date of Decision**	**16 February 2026** ~~**Amended 13 March 2026**~~