

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

Housing Act 1988 Section 14

Address of Premises

28 Park Road
Ashford
Surrey
TW15 1EY

The Tribunal members were

Mr W Gater FRICS
Mr M Woodrow MRICS

Landlord

Mr Milenko Tesic

Address

c/o Bird & Lovibond Solicitors, 5 Vine Street, Uxbridge

Tenant

Ms Leanne Ralph

1. The rent is: £ 1,940.00 Per Calendar Month (excluding water rates and council tax but including any amounts in paras 3)

2. The date the decision takes effect is: 11 November 2025

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

4. Date assured tenancy commenced 11 March 2016

5. Length of the term or rental period 12 months

6. Allocation of liability for repairs Section 11, Landlord and Tenant Act 1985 applies. The tenant is required to keep the inside of the property in at least as good a condition when the tenancy started (apart from fair wear and tear).

7. Furniture provided by landlord or superior landlord

None

8. Description of premises

Semi Detached House with Kitchen, 2 reception rooms and bathroom on Ground floor.3 Bedrooms and Bathroom on first floor. Gardens. No garage or off-street parking.

Chairman

**Mr W Gater
FRICS**

Date of Decision

**22 December
2025**