

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

Housing Act 1988 Section 14

Address of Premises

34 Thomas Street West, Savile
Park, Halifax, HX1 3HF

The Tribunal members were

Judge Richard Dobson-Mason &
Amin Hossain MRICS

Landlord

Kathryn Linfoot-Smith

Address

123 Baildon Road, Shipley, BD7 6PS

Tenant

Jonathan Parker

**1. The rent
is:**

£

500.0
0

Per

calendar
month

**(excluding water rates and
council tax but including
any amounts in paras 3)**

**2. The date the decision takes effect
is:**

21 October 2025

***3. The amount included for services
is not applicable**

Per

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

5. Date assured tenancy commenced

21 September 2023

**6. Length of the term or rental
period**

12 months

7. Allocation of liability for repairs

As per the tenancy agreement
of 19 September 2023 and s. 11
of the Landlord and Tenant Act
1985

8. Furniture provided by landlord or superior landlord

N/A

9. Description of premises

The property is a stone-built ground floor 1-bedroom flat with separate designated car parking space and communal gardens comprising entrance lobby, hallway, living room, kitchen, bedroom and bathroom with toilet. The property has uPVC windows and gas central heating.

Chairman

**Judge Richard
Dobson-Mason**

**Date of
Decision**

27.03.2026