

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

Housing Act 1988 Section 14

**Address of Premises**10 Queen Elizabeth Avenue,  
Walsall, WS2 0HG**The Tribunal members were**I D Humphries B.Sc.(Est.Man.) FRICS  
Judge D R Salter**Landlord**

c/o Samuel &amp; Co.

**Address**

294-310 High Street, West Bromwich, B70 8EN

**Tenant**

Adrian Radoi

**1. The rent is:**

£ 900

**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 April 2025

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

N/A

**Per**

N/A

**4. Date assured tenancy commenced**

1 February 2023

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

Monthly

**6. Allocation of liability for repairs**Section 11 Landlord & Tenant Act  
1985**7. Furniture provided by landlord or superior landlord**

Unfurnished.

**8. Description of premises**

Three bedroom semi-detached house.

**Chairman**I D Humphries  
B.Sc.(Est.Man.)  
FRICS**Date of Decision**

14 January 2026