

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

Housing Act 1988 Section 14

Address of Premises

17 Ringwood Avenue, Longsight,
Manchester M12 5TP

The Tribunal members were

Judge J Stringer
Mr A Hossain MRICS

Landlord

1444 Estates Limited

Address

79 Windsor Road, Prestwich, Manchester M25 0DB

Tenant

Angela McMahon

1. The rent is: 960.00 Per month (excluding water rates and council tax but including any amounts in paras 3 & 4)

2. The date the decision takes effect is: 4th April 2025

3. The amount included for services is not applicable

Per

4. Date assured tenancy commenced 15th January 1996

5. Rental period

Monthly

6. Allocation of liability for repairs

Section 11, Landlord and Tenant Act 1985

7. Furniture provided by landlord or superior landlord

Nil

8. Description of premises

3-bedroom semi-detached house with front drive, rear garden and garage. In need of repairs and improvement.

Chairman

J Stringer

Date of Decision

4 April 2025