

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

Housing Act 1988 Section 14

Address of Premises

12 Russell Road, Partington, Manchester
M31 4DZ

The Tribunal members were

Mr J Stringer, Tribunal Judge
Mr K Kasambara, Valuer Member

Landlord

Michaela Evans

Address

4 Hall Cottages, Carrington M31 4BD

Tenants

Chantelle and Colin Pickering

1. The rent is: 1175 Per month (excluding water rates and council tax but including any amounts in paras 3 & 4)

2. The date the decision takes effect is: 1st March 2025

*3. The amount included for services is not applicable

Per

*4. Service charges are variable and are not included

5. Date statutory periodic assured tenancy commenced

1st April 2023

6. Rental period

Calendar month

7. Allocation of liability for repairs

Section 11 Landlord and Tenant Act 1985

8. Furniture provided by landlord or superior landlord

N/A

9. Description of premises

3 bedroom semi-detached house, living room, lounge/study, kitchen, utility room, bathroom, paved rear garden, front garden and drive.

Chairman

Mr J Stringer

Date of Decision

24th June 2025