

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

Housing Act 1988 Section 14

Address of Premises

22 Farrant Road, Longsight,
Manchester M12 4PD

The Tribunal members were

Mr PA Barber (Judge)
Mr A Hossain (Valuer)

Landlord

Mr Adeel Waseem

Address

22 Warwick Drive, Brierfield, Nelson BB9 0PP

Tenant

Mr Mian Nadeem Qaisar & Mrs Noreen Nadeem

1. The rent is:£

975

Per

Cal Month

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

2. The date the decision takes effect is:

07 July 2025

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

Not
applicable

Per

*4. Service charges are variable and are not included

5. Date assured tenancy commenced

01 December 2023

6. Length of the term or rental period

Cal month

7. Allocation of liability for repairs

As per Landlord & Tenant Act 1985
s.11

8. Furniture provided by landlord or superior landlord

None

9. Description of premises

Brick built semi-detached house beneath a tiled roof comprising GF: porch, hallway, living room and kitchen. FF 3 bedrooms and bathroom/WC. Disrepair was evident at the property which negated significant rental growth off-set by the installation of double glazing. We were not persuaded that the tenants were refusing access unreasonably.

Chairman

P A BARBER

Date of Decision

07 July 2025