First-tier Tribunal – Property Chamber **File Ref No.** LON/00AS/MDR/2026/0001

Notice of the Tribunal Decision and Register of Rents under Assured Periodic Tenancies
(Section 14 Determination or Section 22 Determination)

Housing Act 1988 Section 14

Address of Premises	**The Tribunal members were**
20 Birch Avenue, Yiewsley, Middlesex UB7 8DE	Judge D Gethin Mrs A Kelly MRICS

Landlord	Mrs Surinder K Plaha
Address	6 Hamilton Road, Uxbridge, Middlesex UB8 3AJ
Tenant	Ms Dalila Seridj and Mr Khaled Mhiri

1. The rent is: £ 1,425 **Per** month **(excluding water rates and council tax but including any amounts in paras 3)**

2. The date the decision takes effect is:	1 December 2025
***3. The amount included for services ~~is/is negligible/~~not applicable**	**Per**

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

5. Date assured tenancy commenced	1 June 2024
6. Length of the term or rental period	monthly
7. Allocation of liability for repairs	s.11 Landlord and Tenant Act 1985

8. Furniture provided by landlord or superior landlord

None

9. Description of premises

Post-war two-bedroom semi-detached house with two bedrooms (the second being a small box room), sitting room, kitchen and bathroom and large rear garden.

Chairman	**Judge D Gethin**	**Date of Decision**	**10 August 2026**