

**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

Flat 45 Ensign House
48 Aerodrome Road
London NW9 5ZR

The Tribunal members were

Mrs E Ratcliff MRICS
Mr J Francis QPM

Landlords

Teoh Seng Keong and Tan Wun and Belamy Teoh

Address

C/O Ms Larissa Teoh
17 Glenville Road
Bournemouth
BH10 5DD

Tenant

Ms Irena Patsovska

1. The rent is:£

1,815

Per

Calendar
month

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

2. The date the decision takes effect is:

28 November 2025

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

N/A

Per

*4. Service charges are variable and are not included

5. Date assured tenancy commenced

30 June 2022

6. Length of the term or rental period

12 months

7. Allocation of liability for repairs

Landlord – as per clause 12 of
tenancy agreement.

8. Furniture provided by landlord or superior landlord

Unfurnished. Floor and window coverings and white goods provided by the
Landlord.

9. Description of premises

Sixth floor purpose built flat with two bedrooms (one with ensuite bathroom), one
living room with open plan kitchen and one separate bathroom.

Chairman

Mrs E Ratcliff MRICS

Date of Decision

28 November
2025