

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

Housing Act 1988 Section 14

### Address of Premises

50A Percy Gardens,  
North Shields,  
NE30 4HH

### The Tribunal members were

Mr I Jefferson  
Mrs A Usher

### Landlord

Irene Garthwaite

### Address

5 The Drey, Darras Hall, Ponteland, Newcastle upon Tyne, NE20 9NS

### Tenant

Mrs Margaret Hewitson

1. The rent is: £ 500.00 Per Calendar Month (excluding water rates and council tax but including any amounts in paras 3)

2. The date the decision takes effect is: 15 October 2019

3. The amount included for services is not applicable

4. Service charges are not included

5. Date assured tenancy commenced December 1994

6. Length of the term or rental period Monthly

7. Allocation of liability for repairs Standard – Landlord and Tenant Act 1984 Section 11

### 8. Furniture provided by landlord or superior landlord

Various including wall cabinets to hall, dressing table and chest of drawers to Bedroom, miscellaneous furniture to Breakfast Room, all dated and of nominal value.

### 9. Description of premises

Ground Floor Flat in converted mid-terrace house 1 Reception, 1 Bedroom, Kitchen Breakfast area, Bathroom, radiator central heating, double glazing, garage storage, shared rear yard.

Flat suffers from disrepair eg penetrating dampness to Living Room

Chairman

Mr I Jefferson

Date of Decision

25 November 2019