

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

Housing Act 1988 Section 14

Address of Premises

156 Manor Way, Mitcham, Surrey, CR4 1EL

The Tribunal members were

Ms Nicola Rushton QC BA(LAW) LLM QC
Miss M Krisko BSc (EST MAN) FRICS
Ms Monica Winifred Daley

Landlord

Joseph Muscat

Address

6 Hilldeane Road, Purley, Surrey, CR8 2JW

Tenant

Ms Valerie Ash , Miss Natalie Ash & Mr Andre Maxwell

1. The rent is:£

1450.00

Per

Calendar Month

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

2. The date the decision takes effect is:

04 July 2019

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

0.00

Per

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

5. Date assured tenancy commenced

01 April 2013

6. Length of the term or rental period

Monthly

7. Allocation of liability for repairs

S11 Landlord & Tenant Act 1985+Clause 7(4) of Tenancy Agreement

8. Furniture provided by landlord or superior landlord

White goods & sideboard

9. Description of premises

End of terrace brick house about 1920's; single storey flat roof extension to rear. Small front garden + rear garden. Side access shared with next house. 3 bedrooms, 2 living rooms, kitchen-diner, 2wc's, 1 small bathroom.

Chairman

**Ms Nicola
Rushton QC
BA(LAW) LLM
QC**

Date of Decision

4 July 2019