

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

Housing Act 1988 Section 14

Address of Premises

93 Park Road,
Great Sankey,
Warrington,
WA5 3EU

The Tribunal members were

Mr C Green
Mr K Kasambara

Landlord

TORUS62 Limited

Address

The Observatory, Old Haymarket, Liverpool L1 6RA

Tenant

Mr Thomas Higgins & Mrs Eunice Higgins

1. The rent is:

£101.50

Per

Week

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

2. The date the decision takes effect is:

6 April 2020

3. The amount included for services is

£12.50

Per

Week**

4. Date assured tenancy commenced

The tenancy remains a periodic assured tenancy commencing on 29 November 2010. No statutory periodic tenancy has arisen.

5. Rental period

Weekly

6. Allocation of liability for repairs

As per the tenancy agreement and section 11 of the Landlord and Tenant Act 1985

7. Furniture provided by landlord or superior landlord

None

8. Description of premises

Semi-detached bungalow consisting of 2 bedrooms, 1 bathroom, 1 kitchen, 1 living room, with gardens front and rear.

Chairman

Mr C Green

Date of Decision

11 June 2021

**The Tribunal determined the market rent to be £89.00 per week. The landlord claims there is a fixed service charge of £12.50 per week. The tenants challenge whether a service charge is payable and/or the amount of £12.50. The Tribunal has no jurisdiction to determine any issues other than the market rent on an application under section 14 and therefore, although it has determined the market rent at £89.00 it has not determined the service charge issue and simply recorded the amount claimed as service charge as required by the form, but subject to the qualification in this note.