



**PRIVATE RENTED HOUSING COMMITTEE
CERTIFICATE OF COMPLETION
UNDER SECTION 60 OF THE HOUSING (SCOTLAND) ACT 2006**

PRHP Ref; FK15/11/12

PROPERTY

24 Rylands Road, Dunblane, FK15 0HN TITLE NO PTH30861

PARTIES

MISS JENNY YERSZ, residing at 24 Rylands Road, Dunblane, FK15 0HN

Tenant

and

MR MOHAMMAD ZAHID, residing at 75 Gillies Hill, Cambusbarron, Stirling, FK7 9PQ.

Landlord

CERTIFICATE OF COMPLETION

The Private Rented Housing Committee ('the Committee') **HEREBY CERTIFIES** that the Works required by the RSEO dated 17 April 2012 relative to this property have been complied with. Accordingly, the Committee now discharges the said RSEO.

IN WITNESS WHEREOF these presents typewritten consisting of this and the preceding page are executed by me, Steven Peter Walker, Advocate and Barrister, Chairman of the Private Rented Housing Committee at London on the eleventh day of August Two Thousand and Thirteen before this witness Hee Kiat Sii, solicitor, c/o 10 Essex Street, London, WC2R 3AA.

Steven Walker

Chairman

Witness



**PRIVATE RENTED HOUSING COMMITTEE
STATEMENT OF REASONS**

PROPERTY:

24 Rylands Road, Dunblane, FK15 OHN

REINSPECTION

4 August 2014

STATEMENT OF REASONS

INTRODUCTION

1. This was an application ('the application') dated 12 January 2012 made under section 22(1) of the Housing (Scotland) Act 2006 ('the Act') by Miss Jenny Yersz ('the tenant') regarding the property known as and forming 24 Rylands Road, Dunblane, FK15 OHN ('the property'). The landlord of the property was Mr Mohammad Zahid ('the landlord') who resides at 75 Gillies Hill, Cambusbarron, Stirling, FK7 9PQ. The Committee by Statement of Reasons dated 17 April 2012 determined that the landlord had failed to comply with certain duties imposed on him in terms of the legislation and imposed an RSEO dated 17 April 2012 over the property. The tenant is no longer in occupation of the property and the landlord is no longer the owner of the property. The first re-inspection of the property was carried out on 28 June 2012 by the surveyor member of the Committee. The surveyor prepared a report ('the report') dated 9 July 2012 which concluded that the landlord has failed to comply with all of the RSEO. The Committee determined by Statement of Reasons dated 12 October 2012 that the landlord was in default of the RSEO. The further re-inspection of the property was carried out on 4 August 2014 by the surveyor member of the Committee. The surveyor prepared a further report ('the further report') dated 4 August 2014 which concluded that the new owner has now complied in full with all of the RSEO.

DECISION

2. The Committee accordingly determines that the RSEO has been complied with and further that the RSEO should be discharged as a consequence and the Committee determines that it is appropriate to in the circumstances to issue a Certificate of Completion.

RIGHT OF APPEAL

3. A landlord or tenant has the right to appeal this decision to the Sheriff by summary application within 21 days of being notified of that decision.

EFFECT OF APPEAL

4. In terms of section 63 of the Act, where such an appeal is made, the effect of the decision and of any order is suspended until the appeal is abandoned or finally determined by confirming the decision, the decision and any order will be treated as having effect from the day on which the appeal is abandoned or so determined.

Steven Walker

Signed

Steven Walker

Advocate Barrister Attorney

Chairman

Private Rented Housing Committee

6 August 2014