

Housing and Property Chamber

First-tier Tribunal for Scotland



First-tier Tribunal for Scotland (Housing and Property Chamber)

Statement of Decision: Housing (Scotland) Act 2006, Section 60

Chamber Ref: FTS/HPC/RP/14/0177

45D Culloden Road, Arbroath DD11 1LH, registered in the name of the Landlord in the Land Register on 4 January 2023, Title Number ANG19249 ("The Property")

The Parties:-

Michael Richardson, formerly residing at the Property, current address unknown ("the original Tenant")

and

S & N Dundee Investments Ltd, 2 West Grange Walk, Monifieth, Dundee, DD5 4PQ per AA Property Scot Ltd ("the Landlord")

The Tribunal

Mr Maurice O'Carroll (Legal Member and Chair)

Mrs Sara Hesp (Ordinary Member) (Surveyor)

Background

1. The original Tenant made a complaint to the Private Rented Housing Panel in 2015 (the predecessor to the Tribunal) alleging that the Property did not meet the Repairing Standard.
2. An inspection was carried out on 22 June 2015 and an RSEO dated 23 June 2015 was subsequently issued dated 30 June 2015. A re-inspection was carried out on 5 November 2015 where it was found that none of the repairs set out in the RSEO had been carried out. A Failure to Comply Notice was issued on 30 November 2015.
3. In October 2023, the Tribunal became aware of a change of ownership of the Property. A notification of the RSEO was sent to the current owner (the Landlord) on 9 October 2023. In response to that notification, the Landlord indicated that works had been carried out to the Property and that it wished to obtain a discharge of the RSEO.

Right of Appeal

A landlord or tenant aggrieved by the decision of the Tribunal may seek permission to appeal from the First-tier Tribunal on a point of law only within 30 days of the date the decision was sent to them.

M O'Carroll

Signed

Date: 22 May 2024

Legal Member and Chair