



**Confirmation of refusal/ lack of access following a Decision to Assist the Landlord under Section 28A(3) of the Housing (Scotland) Act 2006 (“The Act”)**

**Ref FTS/HPC/RE/24/1070**

**HOUSE AT 2, 2/L Haldane Street, Dundee, DD3 0HP**

**TENANT Mr Alex Chaplin**

**LANDLORD JYB Properties, 251 Kirkintilloch Road, Glasgow, G64 2JD**

**LANDLORD REPRESENTATIVE Rent Locally, Unit 2, Gemini Crescent, Lindsay Court, Technology Park, Dundee, DD2 1SW**

**NAME OF AUTHORISED PERSON Danny Lawson (Rent Locally), Ross Fenton (Elite Electrical)**

As the Member deciding on the above application for entry by the landlord, I confirm that attempts have been made to assist the landlord in exercising their right of entry to the house under section 181(4) of the Act.

The attempts involved the following:

- notification of the application made under section 28 A(1) on the tenant dated May 2<sup>nd</sup> 2024
- intimation on tenant and landlord of decision to assist the landlord dated May 2<sup>nd</sup> 2024
- no further information was received or considered
- setting of a date and time by the panel member for the landlord to exercise the said right, that date and time being 10 a.m. Friday June 14<sup>th</sup> 2024
- notification by the Chamber of that date and time to the tenant and landlord on June 3<sup>rd</sup> 2024
- receipt by the tenant of this notification is evidenced by Sheriff Officer Certificate of Intimation
- I confirm that I observed the lack of access on June 14<sup>th</sup> 2024. There was no response to knocks on the door, and we remained in the area for 15 minutes, knocking on the door twice.

J Heppenstall

June 21<sup>st</sup> 2024

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