



**Statement of Reasons for Certificate of Completion of Work : Housing
(Scotland) Act 2006 Section 60**

Reference number: FTS/HPC/RP/24/0535

**Re: Property at 32 Kirriemuir Avenue, Glasgow G52 3DF (registered under title
number GLA206617) (“Property”)**

The Parties:

**Franklin Didymus and Andrew Johnstone, 32 Kirriemuir Avenue, Glasgow G52
3DF (“Tenant”)**

Harun Akhtar, 53 Dumbreck Road, Glasgow G41 5NU (“Landlord”)

Tribunal Members :

Joan Devine (Legal Member); Andrew Murray (Ordinary Member)

DECISION

The First-tier Tribunal for Scotland (Housing and Property Chamber) (‘Tribunal’), having made such enquiries as are fit for the purposes of determining whether the Landlord has complied with the Repairing Standard Enforcement Order dated 15 May 2024 (“RSEO”) in terms of Section 26(1) of the Housing (Scotland) Act 2006 (“the Act”), decided that the works specified in the RSEO have been completed to the satisfaction of the Tribunal, and grants a Certificate of Completion to the effect of discharging the RSEO.

REASONS

1. Reference is made to the RSEO which required the Landlord to carry out the works specified therein within 8 weeks of the date of service of the RSEO.
2. Following the expiry of the time limit, the Tribunal carried out a re-inspection of the Property on 22 October 2024 and prepared a re-inspection report.
3. The re-inspection carried out on 22 October 2024 disclosed that the works specified in the RSEO had been completed aside from those detailed in part 3 of the RSEO which was the replacement of missing latch pads on windows. A copy of the report was sent to the Landlord who responded indicating that he agreed

with the reinspection report. A copy of the report was sent to the Tenant who contacted the Tribunal to advise that they had removed from the Property.

4. At the re-inspection the Tenant told the Tribunal that they were moving out of the Property on 1 November 2024. The Tribunal noted that all furniture had been removed.
5. The Landlord had complied with parts 1 and 2 of the RSEO. Part 3 related to the replacement of missing latch pads on the windows. The windows with missing latch pads were functional. As the Property was being vacated, and the other works required to the windows had been carried out, the Tribunal considered that the replacement of the latch pads was no longer necessary.
6. The Tribunal determined that the replacement of the missing latch pads was no longer necessary and revoked the RSEO insofar as it referred to missing latch pads all in terms of section 25(1)(b) of the Act.
7. The Tribunal resumed consideration of the Application and determined that in view of the terms of the re-inspection report it was not necessary to hold a hearing, and it determined to issue a Certificate of Completion to the effect of discharging the RSEO.

Right of Appeal

In terms of Section 46 of the Tribunal (Scotland) Act 2014, a party aggrieved by the decision of the Tribunal may appeal to the Upper Tribunal for Scotland on a point of law only. Before an appeal can be made to the Upper Tribunal, the party must first seek permission to appeal from the First-tier Tribunal. That party must seek permission to appeal within 30 days of the date the decision was sent to them.

Joan Devine

Legal Member, 8 November 2024