



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/M 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:

First attempt

- notification of the application made under section 28 A(1) on the tenant dated May 2nd 2024
- intimation on tenant and landlord of decision to assist the landlord dated May 2nd 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 14th 2024
- notification by the Chamber of that date and time to the tenant and landlord on June 3rd 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 14th 2024. There was no response to knocks on the door, and we remained in the area for 15 minutes, knocking on the door twice.

Subsequent attempt

- intimation on tenant and landlord of decision to continue to assist the landlord dated 28th October 2024
- setting of a date and time by the panel member for the landlord to exercise the said right, that date and time being 2 p.m. Monday 11th November 2024
- notification by the Chamber of that date and time to the tenant and landlord on 29th October 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 November 11th 2024. There was no response to knocks on the door, and we remained in the area for 15 minutes, knocking on the door twice.

Jane Heppenstall

9/12/2024

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