

Housing and Property Chamber
First-tier Tribunal for Scotland



**Notice in terms of Section 28A(5) of a Decision to Assist the Landlord under
Section 28A(3) of the Housing (Scotland) Act 2006 (“The Act”)**

Ref FTS/HPC/RE/24/5251

HOUSE AT 25 The Avenue, Gorebridge, Midlothian, EH23 4AG

TENANT Mr Amer Akhtar

**LANDLORD Doonbye Propertes Ltd Company, C/O Ballantynes, 30 Stafford
Street, Edinburgh, EH3 7BD**

**LANDLORD REPRESENTATIVE Ballantynes, C/O Ballantynes, 30 Stafford
Street, Edinburgh, EH3 7BD**

**PERSON THE LANDLORD INTENDS TO AUTHORISE TO ENTER THE HOUSE
AND GARDENS-**

Kelly Preston Senior Property Manager

Emma Henry Property Manager

Kathryn Bunker Property Manager

All of Ballantynes Ltd 30 Stafford Street Edinburgh EH3 7BD

As the Member allocated to decide on the application made by the landlord for entry to the property detailed above, I have considered the application paperwork. This comprises documents received on/between 14 November 2024 and 22 March 2025. I have concluded that no further information is required before a decision in terms of Section 28A(3) of the Act can be made and have decided to assist the landlord in exercising their right of entry to the house.

The landlord is seeking entry for the purpose of: (delete as necessary)

viewing its state and condition for the purpose of determining whether the house meets the repairing standard

I am now seeking to arrange a suitable time for the landlord to exercise their right of entry under Section 181(4). A form is enclosed for all parties to supply suitable dates (with times if appropriate) to me, and it should be returned within 14 days beginning with the date of receipt of this notice.

If the tenant fails or refuses to respond within the period given above, or fails to agree a suitable date and time for the landlord to exercise their right of entry, then I may fix a date and time for the landlord to enter.

The tenant may, within the period given above, make representations in writing to the member as to why it is inappropriate or unnecessary for the landlord to exercise the landlord's right of entry under section 181(4). The tenant will receive with this notice a form to complete for the purpose of supplying representations. If representations are made by the tenant I will consider these and advise both parties of my decision.

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