

**Housing and Property Chamber**  
First-tier Tribunal for Scotland

---



**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/24/4520**

**HOUSE AT 139 Manor Avenue, Aberdeen, AB16 7UT**

**TENANT Miss Amanda Wood**

**LANDLORD Cito Cimo Properties Ltd, 166 Great Western Road, Aberdeen, AB10 6QE**

**LANDLORD REPRESENTATIVE Cito Cimo Letting Ltd, 166 Great Western Road, Aberdeen, AB10 6QE**

**NAME OF AUTHORISED PERSON -JOR Property Ltd**

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 19.3.25;

intimation on tenant and landlord of decision to assist the landlord dated 19.3.25;

no representations were received from tenant on the application;

setting of a date and time by the panel member for the landlord to exercise the said right, that date and time being 10.6.25 at 11am;

notification by the Chamber of that date and time to the tenant and landlord on 23.5.25

receipt by the tenant of this notification is evidenced by email from Sheriff Officers

I confirm that I observed the refusal/lack of access on 10.6.25. Miss Wood was at the property and spoke to me. She explained that she was in the process of moving out and hoped to be out of the house within 2 weeks.

E Williams

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