

Housing and Property Chamber

First-tier Tribunal for Scotland



First-tier tribunal for Scotland (Housing and Property Chamber)

Rent Relief Order: Housing (Scotland) Act 2006 Section 27

Reference number: FTS/HPC/RT/24/2210

Title No: STG15700

Re: Property at 41 Comely Place, Falkirk, FK1 1QG ("the Property")

The Parties:

Falkirk Council, Private Sector Team, Suite 2, The Forum, Callendar Business Park, Falkirk, FK1 1XR ("The applicant")

Mr Rysard Wegrzyn, residing at Flat 7 Margret Allen House, 32 Broomy Hill, Hereford, HR4 0LH ("the Landlord")

Jozef MacIntosh, residing at 41 Comely Place, Falkirk, FK1 1QG ("The Tenant")

Tribunal Members:

Paul Doyle (Legal Member)

Sara Hesp (Ordinary Surveyor Member)

NOTICE TO Mr Rysard Wegrzyn, residing at Flat 7 Margret Allen House, 32 Broomy Hill, Hereford, HR4 0LH ("the Landlord")

Whereas in terms of their decision dated 27 August 2025, the First-tier Tribunal for Scotland ("the tribunal") determined in terms of Section 26(1) of the Housing (Scotland) Act 2006 (the "said Act") that the Landlord has failed to comply with the Repairing Standard Enforcement Order in relation to the house made by the Tribunal.

The tribunal determined to make a Rent Relief Order in terms of Section 27 of the said Act reducing the rent payable under the tenancy for the house by an amount of 90%

of the rent which would, but for the order, be payable. The rent reduction will take effect 28 days after the last date on which the decision to make the Rent Relief Order may be appealed under section 64 of the said Act.

A landlord, tenant or third party applicant aggrieved by the decision of the tribunal may seek permission to appeal from the First-tier Tribunal on a point of law only within 30 days of the date the decision was sent to them.

Where such an appeal is made, the effect of the decision and of any order is suspended until the appeal is abandoned or finally determined by the Upper Tribunal, and where the appeal is abandoned or finally determined by upholding the decision, the decision and any order will be treated as having effect from the day on which the appeal is abandoned or so determined.

P Doyle

Legal member of the tribunal

Dated: 27 August 2025