

Housing and Property Chamber
First-tier Tribunal for Scotland



**Decision with Statement of Reasons of the First-tier Tribunal for Scotland
(Housing and Property Chamber) under Section 26(1) and 60 of the Housing
(Scotland) Act 2006**

Case Reference FTS/HPC/RP/24/4739

Re: Property at 23a Rosemount Viaduct, Aberdeen, AB25 1NE

The Parties:

**Mr Osama Mochli, 22 Fraser House, Market Street, Aberdeen, AB11 5PD ("The
Landlord")**

The Tribunal:

**Ruth O'Hare, Legal Member
Angus Anderson, Ordinary Member**

Decision

The First-tier Tribunal for Scotland (Housing and Property Chamber) ("the Tribunal") unanimously determined that the Landlord had complied with the Repairing Standard Enforcement Order ("RSEO") relative to the property dated 24 June 2025 and issued a certificate of completion under section 60 of the Housing (Scotland) Act 2006 ("the 2006 Act")

Background

- 1 By decision dated 24 June 2025 the Tribunal determined that the Landlord had failed to comply with the duties imposed by section 14(b) of the 2006 Act and made a RSEO in respect of the property requiring the Landlord to:-
 - (i) Instruct a traditional window specialist to inspect the living room and bedroom windows, submit the report to the Tribunal for consideration, and carry out such works thereafter as directed by the Tribunal.
- 2 The Tribunal ordered that the works specified in the RSEO be carried out and completed within six weeks.
- 3 On 10 August 2025 the Tribunal received an email from the Landlord advising that the works had been completed. The Landlord provided the invoice for the works and corresponding photographs. On 28 August 2025 the Tribunal emailed the Landlord requesting the report from the window specialist. The

Landlord provided this by email on 9 September 2025.

Reasons for decision

- 4 The Tribunal considered it could reach a decision on the Landlord's compliance with the RSEO based on the documentary evidence and in the absence of a hearing under rule 18 of the First-tier Tribunal for Scotland (Housing and Property Chamber) Rules of Procedure 2017. The Tribunal was satisfied based on the evidence produced by the Landlord that he had sufficiently completed the works required by the RSEO and that any outstanding issues were *de minimis*.
- 5 The Tribunal therefore determined to issue a certificate of completion under section 60(4) of the 2006 Act.
- 6 The decision of the Tribunal was unanimous.

R O'Hare

Legal Member

8 October 2025