



**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/25/3864**

**HOUSE AT 67 Oliphant Crescent, Paisley, PA2 0DB**

**TENANT Ms Marta Matuszak, Mr Pawel Prokop**

**LANDLORD Mr Douglas Miller, 36 Hillside Road, Barrhead, Glasgow, G78 1ES**

**NAME OF AUTHORISED PERSON Electrician from Glasgow City All Trades, 12 Payne Street, Glasgow, G4 0LF**

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 16<sup>th</sup> February 2026

intimation on tenant and landlord of decision to assist the landlord dated 16<sup>th</sup> February 2026;

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 1<sup>st</sup> April 2026 at 9 am ;

notification by the Chamber of that date and time to the tenant and landlord on 12 March 2026

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

I confirm that I observed the lack of access on 1<sup>st</sup> April 2026 at 9 am

I attended the property at the scheduled time, also in attendance were Mr. Mohammed Saqib, venue assistant and Mr Douglas Miller landlord, the electrician was delayed and on his way.

I proceeded to the property at 9 am and gave several loud audible knocks on the door and there was no response. I repeated this several times I remained in the vicinity of the property until approximately 10.15. There was no evidence or indication that anyone was in the property.

E Dickson  
Member  
First-tier Tribunal for Scotland (Housing and Property Chamber)  
2 April 2026