

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/21/1448

HOUSE AT 83 Guardwell Crescent, Edinburgh, EH17 7HA

TENANT Mr Peter McDougall

**LANDLORD Mr Kam Chim, C/O Tin Chau, 10 Clerwood Place, Edinburgh, EH12
8PJ**

**LANDLORD REPRESENTATIVE Trinity Factoring Services Ltd, 209 Bruntsfield
Place, Edinburgh, EH10 4DH**

**PERSON THE LANDLORD INTENDS TO AUTHORISE TO ENTER THE HOUSE : _
This is not applicable as Trinity Factors have offered a virtual viewing. If a
warrant is required a named staff member at Trinity Factors would be Callum
Herd.**

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 16 June 2021 and 29 June 2021. 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:

viewing it's state and condition for the purpose of determining whether the house meets the repairing standard

and

carrying out any work necessary to comply with the duty in section 14(1)(b) of the Act

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.

H Barclay

Helen P Barclay

5th July 2021

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