



**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/22/2675

HOUSE AT: 15 Caledonian Court,
Falkirk, FK2 7FL

TENANT: Miss Zoe Rachel Ralston

LANDLORDS: Dr. Samantha Bandularatne and
Mrs Lathuwahandi Prasadi Bandularatne,
c/o AQA Properties Limited,
584 Cathcart Road,
Glasgow, G42 8AB

**LANDLORDS’
REPRESENTATIVE:** AQA Properties Limited,
584 Cathcart Road,
Glasgow, G42 8AB

**PERSONS THE LANDLORDS
INTEND TO AUTHORISE
TO ENTER THE HOUSE:** (1) An operative from Busby Glass,
59 Cathcart Road,
Glasgow, G73 2RF

(2) An electrician from DM Electrical,
2 West Regent Street,
Glasgow, G2 1RW

As the member allocated to decide on the application made by the landlords for entry to the property detailed above, I have considered the application paperwork, comprising documents received between 04 August 2022 and 12 September 2022.

I have concluded that no further information is required before a decision in terms of Section 28A (3) of the Act can be made. I have decided to assist the landlords in exercising their right of entry to the house.

The landlords are seeking entry to the property for the purpose of:

- **viewing its 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 landlords 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. 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 landlords to exercise their right of entry, then I may fix a date and time for the landlords to enter.

The tenant may, within the period given above, make representations in writing to me as to why it is inappropriate or unnecessary for the landlords to exercise their 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 the tenant makes representations, I will consider these and advise all parties of my decision.

C Campbell

Colin M. Campbell

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

12 September 2022