



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/22/1192

HOUSE AT 2/2 203 Kirkton Avenue, Glasgow, G13 3AF

TENANT Mr Derek Boyd

LANDLORD Mr Liam Darroch, 352 Dyke Road, Glasgow, Lanarkshire, G13 4SH

LANDLORD REPRESENTATIVE Countrywide, 2nd Floor, 26 Springfield Court, Glasgow, G1 3DQ

NAME OF AUTHORISED PERSON Craig Gallagher, Quinnergy, 4 Barn Street Mews, Strathaven ML10 6YT

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 8th August 2022 ;

intimation on tenant and landlord of decision to assist the landlord dated 8th August 2022;

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 20th October 2022 at 10 am;

notification by the Chamber of that date and time to the tenant and landlord on 5th September 2022

receipt by the tenant of this notification is evidenced by Certification of Intimation from Sheriff Officers;

I confirm that I observed lack of access on 20th October 2022 at 10 am;

I attended the property at the arranged time accompanied by Mr Gerry O'Donnell the Venue Assistant, also in attendance was an Electrician.

I gave several loud audible knocks on the door; this was repeated. The neighbour on the landing opened her door and informed me that it has been many months possibly more since she had seen the tenant. Another neighbour informed me that she thought the tenant moved out before the pandemic lockdown, although he may have called at the property after moving out. I then remained outside the common property until 11.10 there was no sign of the tenant.

E Dickson
Member
First-tier Tribunal for Scotland (Housing and Property Chamber)
20th October 2022