

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/19/2768

HOUSE AT: 12D York Way,
Renfrew, PA4 0NL

TENANTS: Miss Ashleigh Smyth
Mr Alan Dunn

LANDLORD: Mr Ian Reilly,
20 Riverside,
Houston,
Renfrewshire, PA6 7DL

**LANDLORD’S
REPRESENTATIVE:** Mr Robert Nixon,
Managing Director,
Ritehome Ltd,
350 Glasgow Harbour Terraces,
Glasgow, G11 6EG

**PERSON THE LANDLORD
INTENDS TO AUTHORISE
TO ENTER THE HOUSE:** Mr Robert Nixon,
Managing Director,
Ritehome Ltd,
350 Glasgow Harbour Terraces,
Glasgow, G11 6EG

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, comprising documents received between 5 September 2019 and 19 September 2019. 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 landlord in exercising his right of entry to the house.

The landlord is 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.**

I am now seeking to arrange a suitable time for the landlord to exercise his 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 tenants fail or refuse to respond within the period given above, or fail to agree a suitable date and time for the landlord to exercise his right of entry, then I may fix a date and time for the landlord to enter.

The tenants may, within the period given above, make representations in writing to me as to why it is inappropriate or unnecessary for the landlord to exercise the landlord's right of entry under section 181(4). The tenants will receive with this notice a form to complete for the purpose of supplying representations. If representations are made by the tenants, I will consider these and advise all parties of my decision.

Colin M. Campbell

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

20 September 2019