



Certificate of Completion of Work

Issued by the Private Rented Housing Committee

Under section 60 of the Housing (Scotland) Act 2006

The Property

34/18, Valeview Terrace, Bellsmyre, Dumbarton G82 3BN being the subjects registered in the Land Register for Scotland under Title Number DMB49694 ("the Property")

The Parties

Ms Nancy Staquet, formerly residing at the Property (the Tenant)

David Elliot residing at 68 Argyll Avenue, Dumbarton G82 3NS and Thomas Elliot, residing at 17 Glebe Park, Mansewood, Dumbarton G82 3HG (the Landlords)

David Elliot, aforesaid, Thomas Elliot and Louise Elliot, spouses, residing at 17 Glebe Park, aforesaid (the Registered Proprietors)

Reference number: – PRHP/RP/14/0041

CERTIFICATE OF COMPLETION

The Private Rented Housing Committee hereby certifies that the work required by the **Repairing Standard Enforcement Order** relative to the Property dated 17 October 2014 has been completed. Accordingly, the said Repairing Standard Enforcement Order relative to the property has been discharged.

A landlord or a tenant aggrieved by this decision of the Private Rented Housing Committee may appeal to the Sheriff by summary application within 21 days of being notified of that decision: IN WITNESS WHEREOF these presents are executed as follows:

David Preston

Chairman

Morag MacDonald /itness

20-1-15 Date of Signing

Morag MacDonald

KILMARNOCK Place of Signing

6 TARRSKAVAIG Address
ISLE OF SKYE
IV46 8SA
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PRIVATE RENTED HOUSING COMMITTEE

STATEMENT OF DECISION OF THE PRIVATE RENTED HOUSING COMMITTEE UNDER SECTION 26(1)) OF THE PRIVATE RENTED HOUSING PANEL (APPLICATIONS AND DETERMINATIONS)(SCOTLAND) REGULATIONS 2007

In connection with

The Property

**34/18, Valeview Terrace, Bellsmyre, Dumbarton G82 3BN being the subjects
registered in the Land Register for Scotland under Title Number DMB49694
("the Property")**

The Parties

Ms Nancy Staquet, formerly residing at the Property ("the Tenant")

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Thomas Elliot, residing at 17 Glebe Park, Mansewood, Dumbarton G82
3HG ("the Landlords)**

**David Elliot, aforesaid, Thomas Elliot and Louise Elliot, spouses,
residing at 17 Glebe Park, aforesaid ("the Registered Proprietors")**

Reference number: – PRHP/RP/14/0041

Decision

**The Committee, having made such enquiries as is fit for the purposes of
determining whether the Landlord has complied with the terms of the
Repairing Standard Enforcement Order (hereinafter referred to as "RSEO")
dated 17 October 2014 in terms of section 26 (1) of the Housing (Scotland) Act
2006 (hereinafter referred to as "the Act") decided that the terms of the RSEO
have been complied with and grants a Certificate of Completion to the effect of
discharging the RSEO.**

Background

1. Reference is made to the Determination of the Committee dated 17 October 2014 which decided that the Landlord had failed to comply with the duty imposed by Section 14(1)(b) of the Housing (Scotland) Act 2006 ("the Act") and the RSEO made by the Committee which required the Landlord to carry out works as specified therein. The said works were to be carried out and completed within 2 months from the date of service of the RSEO.
2. In view of the fact that a second application had been received from the tenant in respect of the Property, the Committee determined that it would carry out a further Inspection and Hearing in respect of that application and, at the same time, carry out a re-inspection of the Property. That further inspection and hearing was scheduled to take place on 4 December 2014 but on 2 December 2014 the Tenant requested an adjournment on the grounds of ill-health in respect of which she produced a medical certificate. The Committee agreed to adjourn the inspection and hearing which was re-scheduled to take place on 12 February 2015.
3. On 16 January 2015, the Tenant emailed the offices of PRHP in which she advised that she had abandoned her home and her belongings and had left the UK on 15 January 2015.
4. The Committee considered that this email advised that the tenancy had been lawfully terminated and in terms of Schedule 2, Paragraph 7 (1) of the Housing (Scotland) Act 2006, the Tenant was deemed to have withdrawn her application. However in this case a RSEO had been issued and a determination had accordingly been made.
5. The Committee had regard to exchanges of emails between the parties and PRHP. In particular in an email from the Tenant dated 10 November 2014 she advised that: the patio door had been rectified; the sealed glass in the double glazing units in the kitchen and in the rear bedroom (right); and the shower had been replaced. Accordingly the only outstanding matter arising from the RSEO was the provision of a key for the patio door to the Tenant.
6. The Committee was accordingly satisfied that the Landlord had complied with the works specified at paragraphs: 3.2; 3.3; and 3.4 of the RSEO. In view of the fact that the Tenant was no longer in occupation of the Property the Committee was of the view that paragraph 3.1 of the RSEO was no longer of consequence.
7. Accordingly in the absence of any reason for not so doing the Committee was satisfied that the specified works had been completed and determined to grant a Certificate of Completion to the effect of discharging the Order.
8. The decision of the Committee was unanimous.

Right of Appeal

A landlord or tenant has the right to appeal this decision to the Sheriff by summary application within 21 days of being notified of that decision.

Effect of section 63

Where such an appeal is made, the effect of the decision and of the order is suspended until the appeal is abandoned or finally determined, and where the appeal is abandoned or finally determined by confirming the decision, the decision and the order will be treated as having effect from the day on which the appeal is abandoned or so determined.

David Preston

Chairman

20-1-15.....Date