

Housing and Property Chamber

First-tier Tribunal for Scotland



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

**Certificate of Completion of Work under Section 60 of the Housing (Scotland)
Act 2006 as amended ('the Act')**

Chamber Ref: FTS/HPC/RP/16/1012

**Property at Flat 3/1, 30 Elizabeth Street, Glasgow G51 1AD
Land Register Title Number GLA35978
('The Property')**

The Parties:

**Ms Laura Harris, former tenant of 3/1, 30 Elizabeth Street, Glasgow G51 1AD
('the Tenant')**

**Ms Erika Stosku.te, 2 Park Hill Road, Liverpool L8 4TF (represented by her
property agent, Mr Karolis Daujotas, address unknown)
('the Landlord')**

The First-tier Tribunal for Scotland (Housing and Property Chamber) ('the Tribunal') hereby certifies that the work required by the **Repairing Standard Enforcement Order ('RSEO')** relative to the Property served on 28th April 2017 has been completed. Accordingly, the said RSEO relative to the property has been discharged.

A landlord, tenant or third party applicant aggrieved by the decision of the Tribunal may appeal to the Upper Tribunal for Scotland on a point of law only. Before an appeal can be made to the Upper Tribunal, the party must first seek permission to appeal from the First-tier Tribunal. That party must seek permission to appeal within 30 days of the date the decision was sent to them.

In terms of Section 63 of the Act, where such an appeal is made, the effect of the decision and of any order is suspended until the appeal is abandoned or finally determined by the Upper Tribunal, and where the appeal is abandoned or finally determined by upholding the decision, the decision and any order will be treated as having effect from the day on which the appeal is abandoned or so determined.

In Witness Whereof these presents type written on this and the preceding page are executed by Joseph Christopher Hughes Legal Member of the Tribunal, at Glasgow on 15th September 2017 in the presence of the undemoted witness:-

Signed **J Hughes**

Joseph C Hughes, Legal Chair of HPC

J Perrie

Julie Perrie, Legal Secretary, 1028 Tollcross Road, Glasgow G32 8UW

Housing and Property Chamber
First-tier Tribunal for Scotland



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

STATEMENT OF DECISION

Housing (Scotland) Act 2006 Section 24(1) ('the Act')

Chamber Ref: FTS/HPC/RP/16/1012

Property at Flat 3/1, 30 Elizabeth Street, Glasgow G51 1AD

Land Register Title Number GLA35978

('The Property')

The Parties:

Ms Laura Harris, former tenant of 3/1, 30 Elizabeth Street, Glasgow G51 1AD

('the Tenant')

Ms Erika Stoskute, 2 Park Hill Road, Liverpool L8 4TF (represented by her property agent, Mr Karolis Daujotas, address unknown)

('the Landlord')

The Tribunal Members:

Joseph C Hughes (Legal Member)

Mike Links (Ordinary Member)

DECISION:

The First-tier Tribunal for Scotland (Housing and Property Chamber) ('the Tribunal'), having made such enquiries as it saw fit for the purpose of determining whether the Repairing Standard Enforcement Order ('RSEO') relative to the property dated 25th April 2017 should remain in place, is satisfied that the necessary work required by the RSEO has been completed. The RSEOP is therefore discharged. The Tribunal proceeded to issue a Certificate of Completion of Work.

Background:

1. On 25th April 2017 the First-tier Tribunal for Scotland (Housing and Property Chamber) issued a Determination that the Landlord had failed to comply with the duties imposed by Section 14(1)(b) of

the Housing (Scotland) Act 2006 ('the Act'). On that date the Tribunal issued a Repairing Standard Enforcement Order ('RSEO') in respect of the property.

2. Subsequent to the issue of that Order the property was re-inspected on 7th August 2017. The re-inspection was carried out by Mr Mike Links, surveyor and Ordinary Member of the Tribunal

3. A Report of that inspection was produced and circulated only to the Landlord since the original Tenant had vacated the premises. The Report concluded that the necessary work required to satisfy the RSEO had been completed. The Landlord was invited to make comments.

4. Subsequent to the Report being issued, correspondence was received from the Landlord confirming they agreed with the terms of the re-inspection Report.

Decision:

5. The tribunal, having made such enquiries as it sees fit for the purposes of determining whether the landlords have complied with the RSEO in relation to the property concerned, and taking full account of all the evidence provided, determine that the RSEO is discharged and issue a Certificate of Completion of Work .

6. The decision of the tribunal was unanimous.

Right of Appeal:

7. A landlord, tenant or third party applicant aggrieved by the Decision of the tribunal may seek permission to appeal to the Upper Tribunal on a point of law only. Before an appeal can be made to the Upper Tribunal, the party must first seek permission to appeal from the First-tier Tribunal. That party must seek permission to appeal within thirty days of the date the decision was sent to them.

Effect of Section 63:

8. Where such an Appeal is made, the effect of the Decision and the Order is suspended until the Appeal is abandoned or finally determined by the Upper Tribunal.

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.


J Hughes
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Joseph Christopher Hughes

Legal Chair of HPC

15th September 2017