

# Housing and Property Chamber

## First-tier Tribunal for Scotland



### Certificate of Completion of the First-tier Tribunal for Scotland (Housing and Property Chamber) under section 60(5) of the Housing (Scotland) Act 2006

Chamber Ref: FTS/HPC/RP/17/0430

Title no: GLA191352

56 Whitacres Road, Glasgow, G53 7LJ ('The House')

#### The Parties:-

Gaurav Mishra residing at 3776 Cathedral Lake Drive, Frisco, 75034, Texas, United States ('the Landlord').

Central Letting Services, 737 Pollokshaws Road, Glasgow, G41 2AA ('The Landlords' representatives')

Shahzad Rana, 56 Whitacres Road, Glasgow, G53 7LJ ('the Tenant').

The First-tier Tribunal for Scotland (Housing and Property Chamber) ('the Tribunal') comprising: Jacqui Taylor (Legal Member) and Mike Links (Ordinary Member).

### CERTIFICATE OF COMPLETION

1. The Tribunal hereby certifies that the works required by the **Repairing Standard Enforcement Order** dated 28<sup>th</sup> April 2018 ('RSEO') which required the Landlord to:

1. Repair or replace the cracked floor tiles in the bathroom to render them in proper working order.

2. Repair the ensuite sink to ensure that it is securely attached to the wall.

3. Repair or replace the ensuite shower to improve the water pressure and to render it in proper working order.

4. Clean the stair, landing and bedroom carpets to remove the iron marks and stains and if cleaning is not successful to remove the said iron marks and stains the Landlord is required to replace the said carpets.

5. Repair or treat the dampness to the ceiling of the front double bedroom to remove the dampness and mould and render it watertight.
6. Repair or replace the dishwasher to render it in proper working order.
7. Repair or replace the rotten kitchen worktop to render it in proper working order.

Have been **Completed** and the **RSEO** has been discharged.

### **Appeals**

**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.**

**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 typewritten on this and the preceding page are executed by Jacqui Taylor, Solicitor, Chairperson of the Tribunal at Glasgow on 20<sup>th</sup> November 2018 before the undernoted witness:**

**Signed.....**  
**Chairperson**

M. OW

.....**witness:**

20 York St Glasgow G2 8GT  
Glasgow

# Housing and Property Chamber

## First-tier Tribunal for Scotland



### Statement of Decision of the First-tier Tribunal for Scotland (Housing and Property Chamber) under section 60(5) of the Housing (Scotland) Act 2006

**Chamber Ref: FTS/HPC/RP/17/0430**

**Title no: GLA191352**

**56 Whitacres Road, Glasgow, G53 7LJ ('The House')**

#### **The Parties:-**

**Gaurav Mishra residing at 3776 Cathedral Lake Drive, Frisco, 75034, Texas United States ('the Landlord').**

**Central Letting Services, 737 Pollokshaws Road, Glasgow, G41 2AA ('The Landlords' representatives')**

**Shahzad Rana, 56 Whitacres Road, Glasgow, G53 7LJ ('the Tenant').**

**The First-tier Tribunal for Scotland (Housing and Property Chamber) ('the Tribunal') comprising: Jacqui Taylor (Legal Member) and Mike Links (Ordinary Member).**

1. The Tribunal issued a Repairing Standard Enforcement Order ('RSEO') in respect of the Property dated 28<sup>th</sup> April 2018 which required the Landlord to:-

1.1 Repair or replace the cracked floor tiles in the bathroom to render them in proper working order.

1.2 Repair the ensuite sink to ensure that it is securely attached to the wall.

1.3 Repair or replace the ensuite shower to improve the water pressure and to render it in proper working order.

1.4 Clean the stair, landing and bedroom carpets to remove the iron marks and stains and if cleaning is not successful to remove the said iron marks and stains the Landlord is required to replace the said carpets.

1.5 Repair or treat the dampness to the ceiling of the front double bedroom to remove the dampness and mould and render it watertight.

1.6 Repair or replace the dishwasher to render it in proper working order.

1.7 Repair or replace the rotten kitchen worktop to render it in proper working order.

2. The Tribunal ordered that the works specified in the RSEO were to be carried out and completed by 31<sup>st</sup> July 2018.

3. On 13<sup>th</sup> August 2018 the Ordinary member of the Tribunal inspected the Property and determined that the works required by the RSEO had been completed. The reinspection report is annexed and executed as relative hereto.

#### **4. Decision**

The Tribunal being satisfied that the terms of the RSEO had been satisfactorily completed determined to certify that the terms of the RSEO had been completed.

5. The decision of the Tribunal was unanimous.

#### **6. Appeals**

**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.**

**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.**

J Taylor

Signed.....Date 20<sup>th</sup> November 2018  
Chairperson

# Housing and Property Chamber

## First-tier Tribunal for Scotland

---



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

#### RE-INSPECTION REPORT



PROPERTY: 56 Whitacres Road, Glasgow G53 7LJ

HPC REF No: FTS/HPC/RP/17/0430

SURVEYOR: Mike Links

IN ATTENDANCE: Shahzad Rana (Tenant)

WEATHER: Dry and overcast.

ACCESS: I re-inspected the property on Monday 13<sup>th</sup> August 2018 at 10 am.

RSEO:

The following works are required by the RSEO following on from the Inspection and Hearing on 26<sup>th</sup> April 2018.

1. Repair or replace the cracked floor tiles in the bathroom to render them in proper working order.
2. Repair the ensuite sink to ensure that it is securely attached to the wall.
3. Repair or replace the ensuite shower to improve the water pressure and to render it in proper working order.
4. Clean the stair, landing and bedroom carpets to remove the iron marks and stains and if cleaning is not successful to remove the said iron marks and stains the Landlord is required to replace the said carpets.
5. Repair or treat the dampness to the ceiling of the front double bedroom to remove the dampness and mould and render it watertight.
6. Repair or replace the dishwasher to render it in proper working order.
7. Repair or replace the rotten kitchen worktop to render it in proper working order.

#### WORKS IN RSEO UNDERTAKEN:

1. The bathroom floor has been repaired.



26 April 2018



13 August 2018

2. The wash hand basin in the en-suite has been secured.



26 April 2018



13 August 2018

3. The en-suite shower has been renewed. Water pressure is satisfactory.



26 April 2018



13 August 2018

4. The stair and all upper floor carpets in the landing and bedrooms have been replaced.





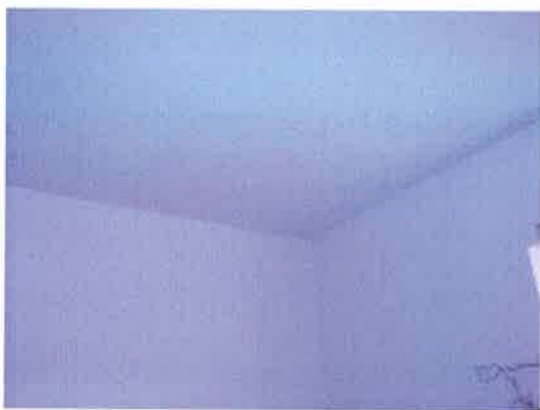
Above carpets as at 26 April 2018



Above show new carpets as at 13 August 2018

5. Repair works have been undertaken to address the damp in the ceiling of the main bedroom.





13 August 2018

6. A new dishwasher has been installed. The integrated door will be positioned once the fixing screws have been located within the house.



13 August 2018

7. The kitchen worktop has been replaced.



13 August 2018

WORKS IN RSEO OUTSTANDING: None

**RECOMMENDATION:**

Once the re-inspection report is forwarded to the Landlord and Tenant for comment the Tribunal will then decide what further action is required.

Mike Links

Ordinary Member (Surveyor)

---

Housing and Property Chamber

Date: 13<sup>th</sup> August 2018