

**Housing and Property Chamber**  
**First-tier Tribunal for Scotland**



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

**Certificate of completion of work: Housing (Scotland) Act 2006 Section 60**

**Chamber Ref: FTS/HPC/RP/18/1994**

**Title no: INV1735 68 HILTON COURT INVERNESS IV2 4JW**

**Ms Paulina Lopaszynska, 68 Hilton court, Inverness IV2 4JW**  
**(represented by her representative Ms Alison Marley, Acair House, 51 High**  
**Street, Invergordon IV18 0DG)**  
**("the Tenant")**

**Mr Abbas Hudda and Mrs Nazneen Hudda, 4 Towerhill Close, Cradlehall,**  
**Inverness IV2 5GY**  
**("the Landlord(s)")**

**Tribunal Members**

**Graham Harding (Legal Member)**

**Sara Hesp (Ordinary Member)**

The First-tier Tribunal for Scotland (Housing and Property Chamber) ("the Tribunal") hereby certifies that the work required by the **Repairing Standard Enforcement Order** relative to the Property dated 17 October 2018 has been completed. Accordingly, the said Repairing Standard Enforcement Order relative to the property has been discharged.

**A landlord, tenant or third party aggrieved by the decision of the tribunal may seek permission to appeal from the First-tier Tribunal on a point of law only within 30 days of the date the decision was sent to them.**

In witness whereof these presents type written on this page are executed by Graham Harding, solicitor, 20 York Street, Glasgow, chairperson of the Tribunal at Perth on 2 April 2019 before this witness:-

G Harding

J Harrold

witness

Chairperson

JOANNA HARROLD name in full

20 YORK STREET, address

GLASGOW,

# Housing and Property Chamber

## First-tier Tribunal for Scotland

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 (“the Tenant”)**

**Mr Abbas Hudda and Mrs Nazneen Hudda, 4 Towerhill Close, Cradlehall,  
Inverness IV2 5GY  
 (“the Landlord(s)”)**

**Tribunal Members  
Graham Harding (Legal Member)  
Sara Hesp (Ordinary Member)**

### **DECISION**

1. The First-tier Tribunal for Scotland (Housing and Property Chamber) (‘the Tribunal’), having taken account of the findings of the re-inspection on 9 January 2019, the email and photograph submitted to the Tribunal by the Landlord on 11 March 2019 together with the reasons for the Decision of the Tribunal and the Repairing Standard Enforcement Order dated 17 October 2018 determined that the Landlord has complied with the said Repairing Standard Enforcement Order.
2. The Tribunal issued a Certificate of Completion in terms of Section 60 of the Housing (Scotland) Act 2006.
3. The Decision of the Tribunal was unanimous.

### **Findings in Fact**

4. The Landlord has instructed a reputable firm of electricians to ensure that the hot water cylinder immersion heater is in a reasonable state of repair and in proper working order and is capable of being used safely.

5. The Landlord has removed and replaced the rotten kitchen window sill with a new wooden sill and painted as required and ensured that the kitchen window opens and closes properly.
6. The Landlord has ensured that:-
  - (a) Any fixtures, fittings and appliances provided by the landlord under the tenancy are in a reasonable state of repair and in proper working order; and
  - (b) the installations in the house for the supply of water, gas, and electricity and for sanitation, space heating and heating water are in a reasonable state of repair and in proper working order.
7. The house meets the repairing standard as specified in Section 13 of the 2006 Act.

#### Reasons for Decision

8. Reference is made to the full terms of (i) the Decision of the Tribunal and (ii) the Repairing Standard Enforcement Order both dated 17 October 2018.
9. Following the re-inspection of the property on 9 January 2019 by the Ordinary Member of the Tribunal and the subsequent email and photograph provided by the Landlord it appeared that all of the works specified in the RSEO have been completed. The Tenant made no further representations to the Tribunal. The Tribunal therefore decided to issue a Certificate of Completion in terms of Section 60 of the 2006 Act on that basis.

**A landlord, tenant or third party applicant aggrieved by the decision of the tribunal may seek permission to appeal from the First-tier Tribunal on a point of law only 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.

G Harding

Graham Harding  
Legal Member and Chairperson

Date 2 April 2019 2019