

Housing and Property Chamber First-tier Tribunal for Scotland



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

**REPAIRING STANDARD ENFORCEMENT ORDER: Housing (Scotland) Act 2006
section 24(2)**

Chamber Reference: FTS/HPC/RP/21/0596

**Title number: Subjects registered in the Land Register of Scotland under title
number ABN61768**

The Parties

**Miss Anastasia Leligdowicz, Mr Pierre-Louis Cardin, 207 Hilton Drive, Aberdeen,
AB24 4ND (“The Tenants”)**

**Mr Manu Mathew Mattamana, c/o Capital Letters Property Management,
Springfield Property, Laurelhill Business Park, Stirling, FK8 2LJ (“The
Landlord”)**

Subjects: 207 Hilton Drive, Aberdeen, AB24 4ND (“the Property”)

NOTICE TO

**Mr Manu Mathew Mattamana, c/o Capital Letters Property Management,
Springfield Property, Laurelhill Business Park, Stirling, FK8 2LJ**

Whereas in terms of their decision dated 22nd October 2021, the First-tier Tribunal for Scotland (Housing and Property Chamber) has determined that the Landlord has failed to comply with the duty imposed by Section 14(1)(b) of the Housing (Scotland) Act 2006 and in particular the Landlord has failed to ensure that the Property is wind and watertight and in all other respects reasonably fit for human habitation, the Tribunal now requires the Landlord to:

1. Install externally vented extractor fans in the kitchen and bathroom of the Property. The bathroom fan should be linked to the light switch with appropriate time delay incorporated such that the fan will continue to run for a reasonable period after the light has been switched off.
2. Investigate suitable options to improve the thermal efficiency of the external walls and undertake such works as are necessary to ensure that the

Property meets the repairing standard and that any damage caused by the carrying out of any work in terms of this Order is made good.

The Tribunal orders that the works specified in this Order must be carried out and completed within a period of twelve weeks from the date of service of this Notice.

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.

Please note that in terms of section 28(1) of the Act, a Landlord who, without reasonable excuse, fails to comply with a RSEO commits an offence liable on summary conviction to a fine not exceeding level 3 on the standard scale. A Landlord (and that includes any Landlord's successor in title) also commits an offence if he or she enters into a tenancy or occupancy arrangement in relation to a Property at any time during which a RSEO has effect in relation to the Property. This is in terms of Section 28(5) of the Act.

In witness whereof these presents typewritten on this and the preceding page are executed by Helen Forbes, chairperson of the Tribunal at Inverness on 22nd October 2021 before this witness Ishbel Forbes, 20 Ardhholm Place, Inverness

Ishbel Forbes

witness

H Forbes

chairperson