

# Housing and Property Chamber First-tier Tribunal for Scotland



## REPAIRING STANDARD ENFORCEMENT ORDER

Chamber Ref: FTS/HPC/RP/21/1169

367, Glasgow Road, Hamilton, ML3 0QZ ("the Property") registered in the Land Register of Scotland under title sheet number LAN199722

The Parties:-

Mr. Iounut Andrei Lisei residing at the Property ("the Tenant")

And

Mrs. Lorna Abercrombie care of Rannoch Property, 1024, Maryhill Road, Glasgow G20 9JA ("the Landlord") per her agent, Ms. Jacqui Lamb of the said Rannoch Property ("the Landlord's Agents")

**Tribunal Members:** Karen Moore (Chairman) and Greig Adams (Ordinary Member)

### Notice to Landlord

Mrs. Lorna Abercrombie care of Rannoch Property, 1024, Maryhill Road, Glasgow G20 9JA

Whereas in terms of its decision dated 29 November 2021, the First-tier Tribunal for Scotland determined that the Landlord had failed to comply with the duty imposed by Section 14 (1)(b) of the Housing (Scotland) Act 2006 and, in particular, that the Landlord has failed to comply in respect of Section 13(1) (h) of the Act the First-tier Tribunal now requires the Landlord to carry out the following works or other such works as are necessary for the purposes of ensuring that the Property meets the Repairing Standard and that any damage caused by carrying out of the works in terms of the Order is made good.

The Landlord must on or before 31 January 2022:-

KM

1. Instruct a suitably qualified Property Care Association registered contractor to inspect and prepare a specialist damp report with specific attention given to the front left bedroom abutting the stair close;
2. Carry out all works recommended in that report;
3. Clean out rainwater goods, replace all cracked/split sections of cast iron downpipe and repair/overhaul as required to leave in good working order and
4. Make good all décor damaged as a result of these works.

Note to Landlord:-

In terms of section 46 of the Tribunals (Scotland) Act 2014, a party 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 printed on this and the two preceding pages are subscribed by Karen Moore, Chairperson of the tribunal, at Glasgow on 29 November 2021 before this witness Norman William Moore, solicitor of 1A, South Muirhead Road, Cumbernauld G67 1AX

*W Moore* Witness

**K Moore**