

# Housing and Property Chamber

## First-tier Tribunal for Scotland

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### Statement of Reasons for Certificate of Completion of Work : Housing (Scotland) Act 2006 Section 60

Reference number: FTS/HPC/RP/22/2449

Re: Property at 0/1, 6 Second Avenue, Clydebank G81 3AA (registered under title number DMB38775) (“Property”)

#### The Parties:

Emma Hunter, 0/1, 6 second Avenue, Clydebank G81 3AA (“Tenant”)

Vijay Kamal Gindha, AVG Homes, 279 Castlemilk Road, Rutherglen, Glasgow G44 4LE (“Landlord”)

#### Tribunal Members :

Joan Devine (Legal Member); Nick Allan (Ordinary Member)

### DECISION

The First-tier Tribunal for Scotland (Housing and Property Chamber) (‘Tribunal’), having made such enquiries as are fit for the purposes of determining whether the Landlord has complied with the Repairing Standard Enforcement Order dated 22 November 2022 (“RSEO”) in terms of Section 26(1) of the Housing (Scotland) Act 2006 (“the Act”), decided that the works specified in the RSEO have been completed to the satisfaction of the Tribunal, and grants a Certificate of Completion to the effect of discharging the RSEO.

### REASONS

1. Reference is made to the RSEO which required the Landlord to carry out the works specified therein within 10 weeks of the date of service of the RSEO.
2. Following the expiry of the time limit, the Tribunal carried out a re-inspection of the Property on 21 April 2023 and prepared a re-inspection report dated 5 May 2023.
3. The re-inspection carried out on 21 April 2023 disclosed that the works specified in the RSEO had been completed. A copy of the report was sent to the Landlord who did not make any comment in response. At the date of the re-inspection the Tenant had vacated the Property and was no longer a party to the application.

4. The Tribunal resumed consideration of the Application and determined that in view of the terms of the re-inspection report it was not necessary to hold a hearing, and it determined to issue a Certificate of Completion to the effect of discharging the RSEO.

### **Right of Appeal**

**In terms of Section 46 of the Tribunal (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.**

**J. Devine  
Legal Member  
25 May 2023**