



Certificate of completion of work

Issued by the Private Rented Housing Committee

Under section 60 of the Housing (Scotland) Act 2006

PRHP Reference: prhp/G76/139/12

PROPERTY

69 Gallowhill Road, Carmunnock, Glasgow G76 9DQ, registered in the Land Register for Scotland under title number LAN113399

PARTIES

Leanne Lonsdale, residing formerly at the property.

Tenant

and

Robert Gunn and Mrs Ellen Gunn, per Perfect Home UK Ltd., Sales & Letting Agents, 435 Victoria Road, Glasgow G42 8RW.

Landlord

CERTIFICATE OF COMPLETION

The Private Rented Housing Committee hereby certifies that the work required by the **Repairing Standard Enforcement Order** relative to the Property dated 12 March and served on the parties on 11 March both 2012 as varied by Notice to Vary dated 6 February and served on the parties on 13 February both 2013. Accordingly, the said Repairing Standard Enforcement Order relative to the property has been discharged.

A landlord or a tenant aggrieved by this decision of the Private Rented Housing Committee may appeal to the Sheriff by summary application within 21 days of being notified of that decision: IN WITNESS WHEREOF these presents are executed as follows:-

D Preston

Chairman

S Preston

Witness

29-6-13

Date of Signing

SHERICA PRESTON

Name

WESTBANK

Address

044N

Place of Signing

YOUNGAGGS ROAD

OBAN



PRIVATE RENTED HOUSING COMMITTEE

STATEMENT OF DECISION OF THE PRIVATE RENTED HOUSING COMMITTEE UNDER SECTION 26(1) OF THE PRIVATE RENTED HOUSING PANEL (APPLICATIONS AND DETERMINATIONS)(SCOTLAND) REGULATIONS 2007

In connection with

PROPERTY

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PARTIES

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Decision

The Committee, having made such enquiries as is fit for the purposes of determining whether the Landlord has complied with the terms of the Repairing Standard Enforcement Order (hereinafter referred to as "RSEO") dated 12 March 2012 in terms of section 26(1) of the Housing (Scotland) Act 2006 (hereinafter referred to as "the Act") decided that the terms of the RSEO have been complied with and grants a Certificate of Completion to the effect of discharging the RSEO.

Background

1. Reference is made to the Determination of the Committee dated 12 March 2012 which decided that the Landlord had failed to comply with the duty imposed by Section 14(1)(b) of the Housing (Scotland) Act 2006 ("the Act") and the RSEO made by the Committee which required the Landlord to carry out works as specified therein. The said works were to be carried out and completed within 6 weeks from the date of service of the Notice of the RSEO, which was effected on 11 March 2012. The terms of the RSEO were varied by Notice of Variation dated 6 February 2013 to the effect of extending the period within which the works were to be carried out by a period of 6 weeks from the date of service thereof which was effected on 13 February 2013.
2. On 25 April 2013 the surveyor member carried out a further re-inspection of the property and found that the works specified in the RSEO had been completed satisfactorily. Having considered the recommendation of the surveyor member and his report, the Committee determined that the RSEO should be discharged.
3. Accordingly in the absence of any reason for not so doing, the Committee was satisfied that the specified works had been completed and determined to grant a Certificate of Completion to the effect of discharging the Order.
4. The decision of the Committee was unanimous.

Right of Appeal

A landlord or tenant has the right to appeal this decision to the Sheriff by summary application within 21 days of being notified of that decision.

Effect of section 63

Where such an appeal is made, the effect of the decision and of the order is suspended until the appeal is abandoned or finally determined, and where the appeal is abandoned or finally determined by confirming the decision, the decision and the 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 subscribed as follows:

D Preston
.....Chairman

29-4-13.....Date