



**Certificate of completion of work**

**Issued by the Private Rented Housing Committee**

**Under section 60 of the Housing (Scotland) Act 2006**

**PRHP REFERENCE PRHP/RP/15/0161**

**Re: Property at 43A Lainshaw Street, Stewarton KA3 5BY being the subjects registered in the Land Register for Scotland under Title Number AYR 37370 (hereinafter referred to as "the house")**

**The Parties**

**Ms Christie Griffin, former tenant of the house ("the Tenant")**

**Mr. Ryan Molloy, 2f1, 22 East Preston Street, Edinburgh EH8 9QB (represented by Infiniti Properties) ("the Landlord")**

**CERTIFICATE OF COMPLETION**

The Private Rented Housing Committee hereby certifies that the works, required by the **Repairing Standard Enforcement Order** relative to the house dated 11 September 2015, have been completed. Accordingly, the said Repairing Standard Enforcement Order relative to the house is discharged.

**A landlord or 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 typewritten on this and the preceding page are

signed by Mrs. Aileen Margaret Devanny, Solicitor, Chairperson of the Private Rented Housing Committee at Glasgow on the Tenth day of December, Two Thousand and Fifteen before the undernoted witness

M. MORTON

QA. DEVANNY

MURRAY MORTON

EUROPA BUILDING

450 ALBYLE ST  
GLASGOW.



**STATEMENT OF DECISION OF THE PRIVATE RENTED HOUSING COMMITTEE  
UNDER SECTION  
26(1) OF THE HOUSING (SCOTLAND) ACT 2006**

**In connection with**

**PRHP REFERENCE PRHP/RP/15/0161**

**Re: Property at 43A Lainshaw Street, Stewarton KA3 5BY being the subjects registered in the Land Register for Scotland under Title Number AYR 37370 (hereinafter referred to as "the house")**

**The Parties**

**Ms Christie Griffin, former tenant of the house ("the Tenant")**

**Mr. Ryan Molloy, 2f1, 22 East Preston Street, Edinburgh EH8 9QB (represented by Infiniti Properties) ("the Landlord)**

COMMITTEE: Mrs. Aileen Devanny (Chairperson); Ms. Carol Jones (Surveyor Member); Helen Barclay (Housing Member).

**DECISION**

The Private Rented Housing Committee ("the Committee"), having made such enquiries as is fit for the purposes of determining whether the Landlord has complied with the Repairing Standard Enforcement Order (hereinafter referred to as "the RSEO") in relation to the house concerned, and taking account of the findings at the inspection of the property on 9 November 2015, the Committee considered that the Landlord had satisfactorily completed the works detailed in the RSEO and decided to issue a certificate of completion of works in terms of Section 60 of the Act.

**Background**

1. Reference is made to the Determination of the Committee dated 11 September 2015 which decided that the Landlord had failed to comply with the duty imposed by Section 14(1) (b) of the Act and the RSEO made by the Committee which required the Landlord to carry out works as specified therein, the said works to be carried out and completed within a period of 28 days from the date of service of the Notice of the RSEO. There was service of the Notice of the RSEO on the Landlord on or around 21 September 2015.

2. The Committee considered the re-inspection report dated 9 November 2015, a copy of which is attached. The surveyor member observed that the front bedroom window had

been replaced with a new uPVC double glazed window unit which had been properly sealed and all external and internal gaps and cracks filled; and the Landlord had installed a new gas condensate drainage pipe which was in proper working order. The Committee decided that it is appropriate to issue a Certificate of Completion in terms of Section 60 of the Act. The members of the Committee were unanimous in their decision.

A. DEVANNY

Chairperson, /  
9 December 2015