



**Certificate of Completion of Works**

**Issued by the Private Rented Housing Committee**

**Under Section 16 of the Housing (Scotland) Act 2006**

**PRHP Ref: PRHP/RP/15/0162**

**Property at: 31 Sycamore Row, Fraserburgh, AB43 9AF ("the house")**

**Title Number: AEN137**

**The Parties**

**Mrs Marta Chojnacka, 31 Sycamore Row, Fraserburgh, AB43 9AF ("The Tenant")**

**And**

**Mrs Gopa Soni, 20 Smiddyhill Road, Fraserburgh, AB43 9WL ("The Landlord")**

**NOTICE TO Mrs Gopa Soni, 20 Smiddyhill Road, Fraserburgh, AB43 9WL ("The Landlord")**

**CERTIFICATE OF COMPLETION**

The Private Rented Housing Panel hereby certify that the work required by the Repairing Standard Enforcement Order relative to the property, served on 20 October 2015 has been completed. Accordingly, the said Repairing Standard Enforcement Order relative to the property has been discharged.

**A landlord or a tenant aggrieved by the 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 page are executed by Paul Doyle, Solicitor, 24 Haddington Place, Edinburgh, Chairperson of the Private Rented Housing Committee at Edinburgh on 6 April 2016 before Emma Doyle 24 Haddington Place, Edinburgh.

**Emma Doyle**

witness

**Paul Doyle**



**Statement of Facts and Reasons for Decision to Grant a Certificate of Completion of Works under Section 16 of the Housing (Scotland) Act 2006**

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**NOTICE TO** Mrs Gopa Soni, 20 Smiddyhill Road, Fraserburgh, AB43 9WL ("The Landlord")

**Statement of Facts and Reasons**

- 1 On 20 October 2015, the Private Rented Housing Committee issued a decision requiring the landlord to comply with the Repairing Standard Enforcement Order made by the Committee on 14 October 2015. By letter, received by PRHP on 29 February 2016, the landlord produced receipted invoices vouching completion of the necessary works. On the basis of the documentary evidence produced by the Landlord, the Committee is satisfied that the works required by the Repairing Standard Enforcement Order had been carried out and that the Repairing Standard Enforcement Order had been complied with.
- 2 In the circumstances, the Committee is satisfied that all works required by the Repairing Standard Enforcement Order had been carried out satisfactorily. Accordingly, the Committee decides to grant a certificate of completion.
- 3 A landlord or a tenant aggrieved by the decision of the Private Rented Housing Committee may appeal to the Sheriff by summary application within 21 days of being notified of that decision.
- 4 Where such an appeal is made, the effect is that decision and the certificate are suspended until the appeal is abandoned or finally determined. Where the appeal is abandoned or finally determined by confirming the decision, the decision and certificate are to be treated as having effect from the day on which the appeal is abandoned or so determined.

Signed **Paul Doyle**

Paul Doyle  
Chairperson