



Certificate of completion of work

Issued by the Private Rented Housing Committee

Under section 60 of the Housing (Scotland) Act 2006

prhp Ref: PRHP/G76/213/11

3 Old Playfield Road, Glasgow G76 9BT

("the Property")

Title No: LAN15773

The Parties:-

ALAN AITKEN, 22 Milnpark Street, Glasgow G41 1BB

Landlord

and

PAULA MARRIOT, Flat 4201 Baguoi Village, Hong Kong, JOANNE AITKEN, 9 Stonefield Avenue, Glasgow G12 0JF and ANDREW AITKEN, 174 Farmers Close, Witney, Oxon OX28 1NS

Registered Proprietors

CERTIFICATE OF COMPLETION

The Private Rented Housing Committee hereby certifies that the **Repairing Standard Enforcement Order** relative to the Property served on 21 June 2012 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

11.12.12Date of Signing

SHOBIL P. PATELName

OBANPlace of Signing

WESTDAIRAddress

DUNDEE 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

3 Old Playfield Road, Glasgow G76 9BT registered in the Land Register for Scotland under title number LAN157733

PARTIES

THOMAS SMART, residing sometime at the property.

Tenant

and

ALAN AITKEN, 22 Milnpark Street, Glasgow G41 1BB .

Landlord

and

PAULA MARRIOT, Flat 4201 Baguoi Village, Hong Kong, JOANNE AITKEN, 9 Stonefield Avenue, Glasgow G12 0JF and ANDREW AITKEN, 174 Farmers Close, Witney, Oxon OX28 1NS

Registered Proprietors

PRHP Reference: prhp/G76/213/11

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 20 June 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 20 June 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 2 months from the date of service of the Notice of the RSEO which was effected on 21 June 2012.
2. Following service of the Order, the Landlord advised the committee that the property had been sold and the new proprietor did not intend to let the property out but would use it as his/her main residence which would take the property out of the jurisdiction of the committee. The landlord also produced to the committee a letter by the new proprietor, Mr Andrew Corrigan, dated 28th of August 2012 confirming that he intended to use the property as his main residence and that it would not be late to a 3rd party.
3. Subsequent to that advice the committee has carried out checks with the Land Register for Scotland and has ascertained that the property has been sold and at new registered owner's interest has been entered in the Land Register.
4. Accordingly in the absence of any reason for not so doing, the Committee was satisfied that the property no longer falls within the jurisdiction of the Act and the RSEO falls to be discharged.
5. 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.

D Preston

Signed  Chairperson

Date... 11.12.12.....