



**Certificate of completion of work
Issued by the Private Rented Housing Committee
Under section 60 of the Housing (Scotland) Act 2006**

Re: Reference PRHP/RP/ 15 /0088

Property at Flat 2/1, 63 Arcadia Street, Glasgow G40 1DX being the subjects registered in the Land Register for Scotland under Title Number GLA 170966 ("the house")

The Parties:-

Ms. Anna Koscianiuk, residing at the house ("the Tenant")

Mr. Khalil UR Rehman Malik, 1 Kirkdene Grove, Newton Mearns, Glasgow G77 5RW and Malik Properties Limited, 59 James Street, Glasgow G40 1BZ ("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 31 May 2015 have been completed. Accordingly, the said Repairing Standard Enforcement Order relative to the house is 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 typewritten on this and the preceding page are executed by Mrs Aileen Margaret Devanny, Chairperson of the Private Rented Housing Committee, at Glasgow on the Third day of March, Two thousand and sixteen before the undernoted witness

Paul Stewart

Paul Stewart

450 ARGYLE ST. GLASGOW

A Devany



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

**In connection with
Reference PRHP/RP/ 15 /0088**

Property at Flat 2/1, 63 Arcadia Street, Glasgow G40 1DX ("the house")

The Parties:-

Ms. Anna Koscianiuk, residing at the house ("the Tenant")

Mr. Khalil UR Rehman Malik, 1 Kirkdene Grove, Newton Mearns, Glasgow G77 5RW and Malik Properties Limited, 59 James Street, Glasgow G40 1BZ ("the Landlord")

COMMITTEE: Mrs. Aileen Devanny (Chairperson); Ms. Carol Jones (Surveyor 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 written documentation supplied by the Landlord and confirmation from the Tenant by phone to a caseworker that the works have been completed to the house to her satisfaction which was confirmed in writing by Mr. Tomasz Winnicki, the partner of the Tenant, 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 31 May 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. The Notice of the RSEO was served on the Landlord on 16 June 2015.

2. The Committee considered the re-inspection report of the surveyor member dated 11 August 2015. As a consequence of the findings in that report and the absence of receipt of any response received from the Landlord, the Committee decided that the Landlord had failed to comply with the RSEO and furthermore granted a Rent Relief Order reducing the rent payable by the Tenant. The terms of the Committee's decision dated 7 October 2015 are referred to. Notice of failure to comply with the RSEO was served on the Local Authority, Glasgow City Council, and the case was referred for prosecution.

3. On 21 January 2016 the Landlord provided evidence in the form of invoices to support that works had been completed to the house including a receipt for a new oven; a pest control report; and receipt from a joinery firm confirming the renewal of door locking system and adjustment of windows. Confirmation was also received of further works to the kitchen and toilet floors. The Tenant was contacted and she confirmed that the works had been completed to a satisfactory standard. The Committee decided that it is appropriate to issue a Certificate of Completion in terms of Section 60 of the Act and to revoke the Rent Relief Order. The members of the Committee were unanimous in their decision.

Right of Appeal

A landlord or 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.

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.

A Devany

Chairperson,
3 March 2016