

Housing and Property Chamber

First-tier Tribunal for Scotland



Statement of Decision: Section 60(5) of the Housing (Scotland) Act 2006: (the Act).

Chamber Ref: FTS/HPC/RP/25/5382

Title no: GLA27501

Flat 0/2, 14 Durward Court, Glasgow, G41 3RZ ("The House")

The Parties:-

**Mr Hugh Alam, Present Address Unknown
("the Tenant")**

**Dr W H Cheah, 19 Glenpark Avenue, Glasgow, G46 7JE
("the Landlord")**

Tribunal Members: Steven Quither (Legal Member) and Nick Allan, Chartered Surveyor (Ordinary Member) ("the Tribunal")

Decision

The Tribunal determines that the Landlord has complied with the Repairing Standard Enforcement Order dated 16 February 2026 AND determines to issue a certificate in terms of section 60(5) of the Act.

BACKGROUND

1. The Tribunal inspected the Property on 18 March and made a Decision on 25 April and Repairing Standard Enforcement Order (RSEO) on 29 April, all 2026.
2. Said RSEO required the Landlord:-
 - (a) In respect of the bathroom, to investigate and remedy the source of whatever was causing the saturation of its floor, to undertake all necessary repairs to remove and replace all rotten timber, replace the floor covering to an appropriate finish and replace any toilet fittings causing leakage;
 - (b) In respect of the kitchen floor, to repair and replace if necessary the broken floor tiles or recover the floor to an appropriate and secure finish; and
 - (c) In respect of the hall cupboard, to carry out all necessary works to render it

free from dampness and mould.

- (d) Subsequent to the making of the RSEO, the Tribunal understands the tenancy came to an end.

RE-INSPECTION and DECISION

3. The Tribunal re-inspected the Property on 13 August 2026, following which the Ordinary Member produced a Re-inspection Photograph Schedule, which is attached to this decision and referred to for its terms.
4. Based on said re-inspection, the Tribunal was satisfied said RSEO had been complied with and was content to issue a Certificate of Completion in terms of s60(5) of the Act, which it duly did on 7 September 2026.

A landlord, tenant or third party applicant aggrieved by the decision of the Tribunal may appeal to the Upper Tribunal for Scotland on a point of law only. Before an appeal can be made to the Upper Tribunal, the party must first seek permission to appeal from the First-tier Tribunal. That party must seek permission to appeal within 30 days of the date the decision was sent to them.

In terms of Section 63 of the Act, where such an appeal is made, the effect of the decision and of any order is suspended until the appeal is abandoned or finally determined by the Upper Tribunal, and where the appeal is abandoned or finally determined by upholding the decision, the decision and any order will be treated as having effect from the day on which the appeal is abandoned or so determined.

SR QUITHER

Chairperson of the Tribunal

Dated: 28 SEPTEMBER 2026