

Housing and Property Chamber

First-tier Tribunal for Scotland



Certificate of Completion of the First-tier Tribunal for Scotland (Housing and Property Chamber) under section 60(5) of the Housing (Scotland) Act 2006

Chamber Ref: FTS/HPC/RP/18/2946

Title no: REN89837

29B Orchard Street, Renfrew, PA4 8RJ being the subjects registered in the Land Register of Scotland under Title Number REN89837 ('The Property')

The Parties:-

Claire Wales or Morrison residing formerly at Flat 2/2, 2327 Dumbarton Road, Glasgow, G14 0NL and now at Flat 2/2, 4 Ashton Gate, Lenzie, G66 3ET ('the Original Landlord')

Miss Ylli Pashko residing at 28 Morion Road, Glasgow, G13 2HB ('The Current Landlord')

Nicola Delaney residing at 29B Orchard Street, Renfrew ('the Original Tenant').

Mr and Mrs Rito residing at 29B Orchard Street, Renfrew, PA4 8RJ ('The Current Tenants')

The First-tier Tribunal for Scotland (Housing and Property Chamber) ('the Tribunal') comprising: Jacqui Taylor (Legal Member) and Nick Allan (Ordinary Member).

CERTIFICATE OF COMPLETION

The Tribunal hereby certifies that the works required by the **Repairing Standard Enforcement Order** dated 24th January 2019 and registered in the Land Register of Scotland under Title Number REN89837 on 11th March 2019 ('RSEO') which required the Landlord to:

1. Repair the dampness at the following locations in the Property to render the Property water tight:
 - 1.1 **Living Room** - The internal wall between the Living room and the bedroom which was found to be saturated with dampness to a height of approximately 0.4 metres at the corner near to the bay window.

1.2 **Bathroom** - The party wall of the bathroom behind the whb + wc which was found to be saturated with dampness to a height of approximately 1.5 metres. The section of reinforced beam above and facing the bath which was also found to be saturated with dampness

1.3 **Dining/Kitchen** -

- a) The lower right hand side of the cupboard housing the boiler;
- b) The corner section of the party wall to the right of the old fireplace, and the section of the dividing wall between the dining/kitchen and bathroom above the new plasterwork at a height of approximately 1.5 metres;
- c) The wall section immediately to the right of the doorway into the utility room.

1.4 **Hall Cupboard** - The internal wall between the hallway cupboard and the close to a height of approximately 1.5 metres.

- 2. Repair the broken double socket in the kitchen to render it in proper working order.
- 3. Make secure any loose sections of the kitchen flooring.

Have been **Completed and the RSEO has been discharged.**

Appeals

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.

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.

In Witness whereof these presents typewritten on this and the preceding page are executed by Jacqui Taylor, Solicitor, Chairperson of the Tribunal at Glasgow on 2 November 2021 before the undernoted witness:

Signed.....**J Taylor**

Chairperson

.....**N Kelly**witness:

Nicola Kelly, Secretary
65 High Street
Irvine, KA12 0AL