

*Certified a True Copy
SPW 17/8/11*



**PRIVATE RENTED HOUSING COMMITTEE
CERTIFICATE OF COMPLETION
UNDER SECTION 60 OF THE HOUSING (SCOTLAND) ACT 2006**

PRHP Ref: prhpFK7/186/10

PROPERTY

2 Douglas Terrace, Kings Park, Stirling, FK7 9LL TITLE NUMBER STG27357

PARTIES

MR KENTON SMITH, residing at the property known as and forming 2 Douglas Terrace, Kings Park, Stirling, FK7 9LL.

Tenant

and

MRS PAULINE MORRISON, residing at Denbrae, Whins of Milton, Stirling, FK7 8ER.

Landlord

CERTIFICATE OF COMPLETION

The Private Rented Housing Committee ('the Committee') **HEREBY CERTIFIES** that the Works required by the RSEO dated 16th March, 2011 relative to this property have been complied with. Accordingly, the Committee now discharges the said RSEO.

IN WITNESS WHEREOF these presents typewritten consisting of this page are executed by me, Steven Peter Walker, Advocate and Barrister, Chairman of the Private

Rented Housing Committee at London on the twelfth day of August two thousand and eleven before this witness, Hee Kiat Sii, solicitor, c/o 2-5 Warwick Court, London, WC1R 5DJ.

S Walker

H K Sii

Chairman

Witness



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**PRIVATE RENTED HOUSING COMMITTEE
STATEMENT OF REASONS**

PROPERTY:

2 Douglas Terrace, Kings Park, Stirling, FK7 9LL.

REINSPECTION

10th August, 2011

STATEMENT OF REASONS

INTRODUCTION

1. This is an application dated 8th December, 2010 ('the application') made under section 22(1) of the Housing (Scotland) Act 2006 ('the Act') by Mr Kenton Smith ('the tenant') regarding the property known as and forming 2 Douglas Terrace, Kings Park, Stirling, FK7 9LL ('the property') TITLE NUMBER STG27357. The landlord of the property is Mrs Pauline Morrison, residing at Denbrae, Whins of Milton, Stirling, FK7 8ER. ('the landlord').
2. In the application the tenant contended that the landlord has failed to comply with the duty imposed on him by section 14(1)(b) of the Act as the property fails to meet the repairing standard as set out in section 13(1) of the Act. The Committee by Statement of Reasons dated 16th March, 2011 determined that the landlord had failed to comply with certain duties imposed on him in terms of the legislation and imposed an RSEO dated 16th March, 2011 over the property.
3. The property was re-inspected by the Committee Surveyor on 10^h August, 2011 who advised in his report that all the works required by the RSEO had been completed. Accordingly, the Committee determines that it is appropriate to in the circumstances to issue a Certificate of Completion.

DECISION

4. The Committee accordingly determines that the RSEO has been complied with and further that the RSEO should be discharged as a consequence.

RIGHT OF APPEAL

5. 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 APPEAL

6. 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 confirming 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.

 **S Walker**
Signed

Steven P Walker
Advocate & Barrister

Chairman
Private Rented Housing Committee

12th August, 2011