



Certificate of completion of work

Issued by the Private Rented Housing Committee

Under section 60 of the Housing (Scotland) Act 2006

prhp Ref: PRHP/AB10/203/12

Re: Property at 1a Crimon Place, Aberdeen, AB10 1RY ("the Property")

Title No: ABN85857

The Parties:-

MR MOHAMMED ABBUL MOSOBBIR residing at 122 Great Northern Road, Aberdeen ("the Landlord")

LEON MAGUREAN residing at 1a Crimon Place, Aberdeen, AB10 1RY ("the Tenant")

CERTIFICATE OF COMPLETION

The Private Rented Housing Committee hereby certifies that the work required by the **Repairing Standard Enforcement Order** relative to the Property served on 16 January 2013 has been completed. Accordingly, the said Repairing Standard Enforcement Order relative to the property 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 type written on this and the preceding page are executed by Ewan Kenneth Miller, Solicitor, Whitehall House, 33 Yeaman Shore, Dundee, DD1 4BJ, Chairperson of the Private Rented Housing Committee at Dundee on 17 April 2013 before this witness:-

L Johnston

Chairman

witness

E Miller

Lindsay Johnston
Secretary
Thorntons Law LLP
Whitehall House
33 Yeaman Shore
Dundee
DD1 4BJ



Statement of decision of the Private Rented Housing Committee under the Housing (Scotland) Act 2006

prhp Ref: PRHP/AB10/203/12

Re: Property at 1a Crimon Place, Aberdeen, AB10 1RY ("the Property")

The Parties:-

LEON MAGUREAN residing at 1a Crimon Place, Aberdeen, AB10 1RY ("the Tenant")

MR MOHAMMED ABBUL MOSOBBIR residing at 122 Great Northern Road, Aberdeen
("the Landlord")

Decision

The Private Rented Housing Committee, having made such enquiries as was appropriate for the purposes of determining whether the Landlord had complied with the Repairing Standard Enforcement Order ("RSEO") in relation to the Property concerned and taking account of the subsequent inspection by the Surveyor Member of the Committee, determined that the Landlord had now complied with the terms of the RSEO and resolved to issue a Certificate of Completion in respect of the works required by the RSEO.

Background

1. By way of a Decision dated 16 January 2013, the Private Rented Housing Committee had issued a Determination that the Landlord had failed to comply with the duties imposed by Section 14(1)(b) of the Housing (Scotland) Act 2006 ("the Act").
2. The Committee had placed an RSEO on the Property also dated 16 January 2013. The RSEO required the Landlord to:
 - (a) To produce an updated gas safety certificate confirming that the recent installation of a replacement gas boiler and flue at the Property meets the relevant gas safety regulations; and
 - (b) To carry out such works of redecoration around the second bedroom window as are appropriate to comply with the repairing standard.
3. A reinspection of the Property was carried out by the Surveyor Member of the original Committee.

The Surveyor Member reported to the Committee that the works of redecoration had been carried out around the bedroom window satisfactorily.

No Gas Safety Certificate had yet been provided.

After a short delay the Landlord provided confirmation from British Gas that they were satisfied that the new boiler and flue had been installed to the appropriate standards.

The Tenant had stated during the course of the reinspection that he was happy with the works that had now been carried out.

The Committee considered the results of the reinspection. The Committee were satisfied that all items under the RSEO had now been carried out. Accordingly the Committee resolved that the RSEO would be lifted and a Certificate of Completion discharging the RSEO under Section 60 of the Act would be granted.

Decision

4. The decision of the Committee was unanimous.

Right of Appeal

5. 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

6. 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.

E Miller

Signed Date..... 22 / 6 / 2013
Chairperson