



Certificate of Completion of work

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

Ref: PRHP/DG9/7/13

Re property at: 12 Park Lea Gardens, Stranraer, DG9 7NB, being the subjects registered in the Land Register of Scotland under Title Number WGN4058 ("the Property")

The Parties:-

Miss LISA STEWART, residing at 12 Park Lea Gardens, Stranraer, DG9 7NB ("the Tenant")

And

Mr PHILIP BALCHIN, residing at Thorntree, Springholm, Castle Douglas, DG7 3LP ("the Landlord")

CERTIFICATE OF COMPLETION

The Private Rented Housing Committee hereby certifies that the work required by the Repairing Standard Enforcement Order relative to the Property dated 26 March 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 page only are executed by Andrew Stuart Cowan, chairperson of the Private Rented Housing Committee at Glasgow on 11 February 2014 before this witness:-


A Cowan
Signed
Andrew Cowan, Chairperson

L McManus

.....Witness
Laura McManus, Secretary, 7 West George Street, Glasgow, G2 1BA



Determination by Private Rented Housing Committee

**Decision to grant a Certificate of Completion of work
Under Section 60 of the Housing (Scotland) Act 2006**

Ref: PRHP/DG9/7/13

Re property at: 12 Park Lea Gardens, Stranraer, DG9 7NB, being the subjects registered in the Land Register of Scotland under Title Number WGN4058 ("the Property")

The Parties:-

Miss LISA STEWART, residing at 12 Park Lea Gardens, Stranraer, DG9 7NB ("the Tenant")

And

Mr PHILIP BALCHIN, residing at Thorntree, Springholm, Castle Douglas, DG7 3LP ("the Landlord")

Decision

The Committee, having made such enquiries as it saw fit for the purpose of determining whether the Landlords have complied with the terms of the Repairing Standard Enforcement Order dated 26 March 2013 in relation to the property concerned, determined that the Landlord has now complied with the terms of that Repairing Standard Enforcement Order and that it is accordingly appropriate to grant a Certificate of Completion.

Statement of facts and reasons

1. The Private Rented Housing Committee issued a Repairing Standard Enforcement Order in respect of the property dated 26 March 2013.
2. On 14 May 2013, the Committee varied the RSEO by allowing a further period of time for the Landlord to complete the works.
3. On 17 September 2013, the Committee further varied the RSEO by allowing the Landlord a further period of 8 weeks in which to complete the works. At that time, the Surveyor Member of the Committee had reinspected the Property. The Landlord had made substantial progress in replacing the windows of the Property.
4. The Landlord has now exhibited receipts in respect of the works carried out to replace all the windows at the Property. In addition, the Landlord has also completed the works required in terms of the RSEO to repair the letterbox at the front door of the Property.

5. The Committee have endeavoured to contact the Tenant to confirm that the Tenant is satisfied that all works have now been completed. The Landlord has advised the Committee that the Tenant has vacated the Property. The Committee has written to the Tenant and her advisors and have asked them to confirm the position. Neither the Tenant nor her advisors have responded to the Committee.
6. In all the circumstances, and based on the evidence provided by the Landlord, the Committee are satisfied that the requirements of the Repairing Standard Enforcement Order have been complied with and that it is appropriate to grant a Certificate of Completion.

Right of Appeal

7. 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

8. 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 Cowan

Signed *awc* Date 18 FEBRUARY 2014
Andrew Cowan, Chairperson

L McManus
.....Witness

Laura McManus, Secretary, 7 West George Street, Glasgow, G2 1BA