

Housing and Property Chamber
First-tier Tribunal for Scotland



First-tier tribunal for Scotland (Housing and Property Chamber)

Rent Relief Order: Housing (Scotland) Act 2006 Section 27

Chamber Ref: FTS/HPC/RP/24/5493

Re: Property at 5 Craigash Quadrant, Milngavie, Glasgow, G62 7BX ("the Property")

Parties:

Mrs Jean Torrance, 5 Craigash Quadrant, Milngavie, Glasgow, G62 7BX ("the Tenant")

Mr Antonio Vezza, A&A Properties, 187 Tantallon Road, Shawlands, Glasgow, G41 3LU ("the Landlord")

Tribunal Members:

Nicola Irvine (Legal Member) and Nicholas Allan (Ordinary (Surveyor) Member)

NOTICE TO the Landlord

WHEREAS in terms of its decision dated 29 May 2026, the First-tier Tribunal for Scotland (Housing and Property Chamber) ('the Tribunal'), having determined in terms of Section 26(2) of the Housing (Scotland) Act 2006 (the "said Act") that the Landlord has failed to comply with the Repairing Standard Enforcement Order in relation to the Property made by the Tribunal on 24 June 2025 and, allowing parties an opportunity to make representations at a hearing, now THEREFORE the Tribunal determines to make a Rent Relief Order in terms of Section 27 of the said Act reducing the rent payable under the tenancy for the Property by an amount of 50% of the rent which would, but for the order, be payable. The rent reduction will take effect 28 days after the last date on which the decision to make the Rent Relief Order may be appealed under section 64 of the said Act. To ascertain the last date on which the decision can be appealed, please refer to the information note on appeals and reviews, a copy of which is attached.

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.

If an application for permission to appeal is received, then the Tribunal will notify you of this and the eventual outcome of that application and any subsequent appeal.

N.Irvine Date- 29 May 2026