

Housing and Property Chamber

First-tier Tribunal for Scotland



Repairing Standard Enforcement Order

The First-tier Tribunal for Scotland (Housing and Property Chamber)

Section 24 Housing (Scotland) Act 2006 ("the 2006 Act")

Chamber Ref: FTS/HPC/RP/25/3850; Land Register Title No:192239

The Property: 3-1, 60 Fox Street, Glasgow, G1 4AU ("The Property")

The Parties:

Mr David Amadasun and Mr Joel Keane, both residing at 3-1, 60 Fox Street, Glasgow, G1 4AU ("the Applicants") and

Mr Bruce Sinclair and Mrs Bernadette Sinclair both residing c/o Ritehome Ltd, 350 Glasgow Harbour Terraces, Glasgow, G11 6EG ("the Respondents") and

Ritehome Ltd, 350 Glasgow Harbour Terraces, Glasgow, G11 6EG (the Respondent's Representative")

Tribunal Members:

G McWilliams- Legal Member

A Taylor - Ordinary Member

The Repairing Standard Enforcement Order ("RSEO")

- 1. Whereas in terms of their Decision dated 7th September 2026 The First-tier Tribunal for Scotland (Housing and Property Chamber) ("the Tribunal") determined that the Landlord has failed to comply with the duty imposed by Section 14(1)(b) of the Housing (Scotland) Act 2006 ("the 2006 Act") and in particular that the Respondents have failed to ensure that an appliance provided by them in terms of the parties' the tenancy agreement, the dishwasher, is in proper working order, the Tribunal therefore decided that the Property does not meet the Repairing Standard specifically in terms of Section 13 (1) (d) of the 2006 Act.**

2. The Tribunal now orders the Respondents to;

- i) supply and fit a replacement dishwasher at the Property to ensure that the Property meets the Repairing Standard, in terms of Section 13(1) (d) of the 2006 Act, and**
- ii) to make good any damage to the Property, caused by works carried out to ensure that a dishwasher in proper working order is fitted in the Property, including replacement of plinths and all necessary redecoration;**

3. Given the circumstances of the failure to meet the Repairing Standard, as defined in the 2006 Act, and the extent of the remedial work which requires to be carried out, the Tribunal determines that the RSEO requires to be complied with by 12th October 2026.

Right of Appeal

A Landlord, Tenant or Third-Party Applicant aggrieved by a 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.

Please note that in terms of section 28(1) of the 2006 Act, a Landlord who, without reasonable excuse, fails to comply with a RSEO commits an offence liable on summary conviction to a fine not exceeding level 3 on the standard scale. A Landlord (and that includes any Landlord's successor in title) also commits an offence if he or she enters into a tenancy or occupancy arrangement in relation to a house at any time during which a RSEO has effect in relation to the house. This is in terms of Section 28(5) of the 2006 Act.

In witness whereof these presents, typewritten on this and the preceding page, are executed by Gerry McWilliams, Solicitor and Legal Member of the Tribunal,

at Glasgow on 7th September 2026, before this witness

C Cassidy

G McWilliams

Carol Cassidy - Witness
Secretary

G McWilliams Tribunal Legal Member

81 Berkeley Street Glasgow G3 7DX