

Housing and Property Chamber
First-tier Tribunal for Scotland



**Confirmation of refusal/ lack of access following a Decision to Assist the
Landlord under Section 28A(3) of the Housing (Scotland) Act 2006 ("The Act")**

Ref FTS/HPC/RE/23/1815

HOUSE AT 43 Haig Crescent, Dunfermline, Fife, KY12 0BD

TENANT Miss Emma Moffat

**LANDLORD Dr Hannah Rudman, Ms Joanne Hannah, 19/5 Cargil Terrace,
Edinburgh, EH5 3ND; 19/5 Cargil Terrace, Edinburgh, EH5 3ND**

**LANDLORD REPRESENTATIVE Fife Letting Service, 28 Chalmers Street,
Dunfermline, Fife, KY12 8DF**

NAME OF AUTHORISED PERSON Joshua Mitchell, GSM Electrical

As the Member deciding on the above application for entry by the landlord, I confirm that attempts have been made to assist the landlord in exercising their right of entry to the house under section 181(4) of the Act.

The attempts involved the following:

notification of the application made under section 28 A(1) on the tenant dated 24th August 2023

intimation on tenant and landlord of decision to assist the landlord dated 24th August 2023

no representations were received from tenant on the application

no further information was received or considered

setting of a date and time by the panel member for the landlord to exercise the said right, that date and time being 2nd October 2023 at 2 p.m.

notification by the Chamber of that date and time to the tenant and landlord on 20th September 2023

receipt by the tenant of this notification is evidenced by Sheriff Officers report dated September 20th 2023

I confirm that I observed the refusal/lack of access on Monday October 2nd 2023 at 2 p.m. The property appeared to have no-one at home. No-one responded to knocks on the door, and after three attempts over a fifteen minute period we left the address.

J Heppenstall

October 17th 2023

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