



Certificate of completion of work

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

Ref: PRHP/G41/105/12

Re property at: Flat 0/2, 56 Glenapp Street, Glasgow, G41 2LG, being the subjects registered in the Land Register of Scotland under Title Number GLA 146258 ("the Property")

The Parties:-

Miss Olga Kravcuka residing at Flat 0/2, 56 Glenapp Street, Glasgow, G41 2LG ("the Tenant")

And

Mrs Shelia Razzaq, residing at 235 Tantallon Road, Glasgow, G41 0GW, ("the original Landlord")

Umar Razzaq residing at 235 Tantallon Road, Glasgow, G41 0GW ("the current 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 14 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 page only are executed by James Bauld, chairperson of the Private Rented Housing Committee at Glasgow on 8 August 2014 before this witness:-

J Bauld

Signed
James Bauld, Chairperson

J Wilson

.....Witness
JENATHAN WILSON
Solicitor TC Young
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 and a revocation of a Rent Relief Order under Section 27 of the Housing (Scotland Act) 2006

Ref: PRHP/G41/105/12

Re property at: Flat 0/2, 56 Glenapp Street, Glasgow, G41 2LG, being the subjects registered in the Land Register of Scotland under Title Number GLA 146258 ("the Property")

LAND REGISTER TITLE NO: GLA146258

The Parties:-

Miss Olga Kravcuka residing at Flat 0/2, 56 Glenapp Street, Glasgow, G41 2LG ("the Tenant")

And

Mrs Shelia Razzaq, residing at 235 Tantallon Road, Glasgow, G41 0GW, ("the original Landlord")

Umar Razzaq residing at 235 Tantallon Road, Glasgow, G41 0GW ("the current landlord")

Decision

The Committee, having made such enquiries as it saw fit for the purposes of determining whether the Landlord has complied with the terms of the Repairing Standard Enforcement Order dated 14 January 2013 in relation to the property concerned, determined that the Landlord has now completed the works and has now complied with the Repairing Standard Enforcement order and that it is accordingly appropriate to grant a Certificate of Completion. The Committee also determined to revoke the Rent Relief order granted by the Committee on 24 October 2013.

Statement of facts and reasons

1. The Private Rented Housing Committee issued a Repairing Standard Enforcement Order in respect of the property dated 14 January 2013.

2. On 24 October 2013, the Committee issued a Rent Relief Order in terms of Section 27 of the said Act which reduced the rent payable under the tenancy by £250 per calendar month.
3. The surveyor member of the Committee re-inspected the property on 1st May 2014. At that date, she found all works which had been required by the Repairing Standard enforcement Order had been completed.
4. Having considered all the evidence and the statements made by both the Landlord and the tenant, the Committee are satisfied that the Landlord has now carried out such works as are necessary to comply with the terms of the Repairing Standard Enforcement Order dated 14 January 2013. In particular, the Committee are satisfied that the property now meets the repairing standard in respect of these matters.
5. In the circumstances, the Committee are satisfied that the requirements of the Repairing Standard Enforcement Order have been complied with and it is appropriate to grant a Certificate of Completion. The Committee are further satisfied that it is now appropriate to revoke the Rent Relief Order dated 24 October 2013.

Right of Appeal

1. 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.
2. The appropriate respondent in such appeal proceedings is the other Party to the proceedings and not the PRHP or the Committee which made the decision.

Effect of section 63

3. Where such an appeal is made, the effect of the decision and of any Order made in consequence of it is suspended until the appeal is abandoned or finally determined.
4. Where the appeal is abandoned or finally determined by confirming the decision, the decision and the Order made in consequence of it are to be treated as having effect from the day on which the appeal is abandoned or so determined.

Signed **J Bauld** Date *8 August 2014*
 James Bauld, Chairperson

J Wilson Witness *8 August 2014*
 JONATHAN WILSON
 7 West George Street, Glasgow, G2 1BA