



PRIVATE RENTED HOUSING PANEL

STATEMENT OF DECISION OF THE PRIVATE RENTED HOUSING COMMITTEE UNDER RULE 26 (1) OF THE PRIVATE RENTED HOUSING PANEL (APPLICATIONS AND DETERMINATIONS) (SCOTLAND) REGULATIONS 2007

THE PROPERTY

**Flat 0/2, 11 North Street, Paisley PA3 2BS registered in the Land Register for
Scotland under Title Number REN2215 ("the Property")**

THE PARTIES

Sofia Vartsaki, residing at the property ("the Tenant")

**Mark John Unstead and Sarah Jane Unstead, spouses, residing at 32 Rokeby
Gardens, Woodford Green, Essex, per Ms Janice Ross, Priority Properties, 208
Main Street, Barrhead, Glasgow G78 1SN ("the Landlord")**

PRHP Reference: PRHP/PA3/183/12

The Committee, having made such enquiries as are fit for the purposes of determining whether the Landlord has complied with the terms of the Repairing Standard Enforcement Order (hereinafter referred to as "RSEO") dated 4 October 2012 in terms of section 26 (1) of the Housing (Scotland) Act 2006 (hereinafter referred to as "the Act") decided that the terms of the RSEO have been complied with and grants a Certificate of Completion to the effect of discharging the RSEO.

Background

- 1. Reference is made to the Determination of the Committee dated 3 February 2013 which decided that the Landlord had failed to comply with the duty imposed by Section 14(1)(b) of the Housing (Scotland) Act 2006 ("the Act") and the RSEO made**

by the Committee on that date which required the Landlord to carry out works as specified therein.

2. A re-inspection of the Property was carried out by the Surveyor Member of the Committee on 18 June 2014 who produced a report thereon dated 16 July 2014, which is also referred to and the terms of which were considered by the Committee.
3. The report recommended that subject to sight of invoices for the works and decoration, the works may be considered complete. On 23 September 2014 the landlord sent the necessary invoices to PRHP administration.
4. In the absence of any reason for not so doing the Committee was satisfied that the specified works had been completed and determined to grant a Certificate of Completion to the effect of discharging the Order.
5. The decision of the Committee was unanimous.

Right of Appeal

A landlord or tenant has the right to appeal this decision to the Sheriff by summary application within 21 days of being notified of that decision.

Effect of section 63

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.

D Preston

Chairman

29-10-16.....Date



Certificate of Completion of Work

Issued by the Private Rented Housing Committee

Under section 60 of the Housing (Scotland) Act 2006

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The Private Rented Housing Committee hereby certifies that the work required by the Repairing Standard Enforcement Order relative to the Property dated 3 February 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 are executed as follows:

D Preston

Chairman

L McGuire

Witness

29-10-14.....Date of Signing

Luke McGuire.....Name

450.....Address

Argyle Street

Glasgow

G2 8LQ

Glasgow.....Place of Signing