



NOTICE TO LOCAL AUTHORITY

Issued by the Private Rented Housing Committee
in terms of section 24(6) of the Housing (Scotland) Act 2006.

PRHP Ref: PRHP/RP/14/0102

Property at: 8/4 Dumbiedykes Road, Edinburgh EH8 9UR

The Parties

Jofre Bosch, formerly residing at 8/4 Dumbiedykes Road, Edinburgh, EH8 9UR ("the tenant")

and

Eyup Ozkan, 8 Paisley Crescent, Edinburgh, EH8 7JP ("the landlord"), represented by Easylet Property, 44 Clerk Street, Edinburgh, EH8 9HX

NOTICE TO City of Edinburgh Council, Waverley Court, 4 East Market Street Edinburgh, EH8 8BG ("the Local Authority ")

The Private Rented Housing Committee hereby serves notice that the Committee is prevented only by reason of section 16(4) of the Housing (Scotland) Act 2006 (herein referred to as "the Act") from deciding that the landlord has failed to comply with the duty imposed by Section 14 (1)(b) of the Act. The Committee considers the landlord to be unable to comply with that duty.

The Committee finds that the property does not meet the repairing standard set out in s.13 of the Housing (Scotland) Act 2006 because:

- (a) The house is not water tight in terms of s.13(1)(a) of the Housing (Scotland) Act 2006 as a result of water ingress from the flat above the property, which is owned by City of Edinburgh Council;

A copy of the relevant decision and Statement of the Reasons for the decision of the Private Rented Housing Committee is annexed hereto.

A landlord or a tenant aggrieved by a decision of the Private Rented Housing Committee under section 24(1) of the Act may appeal to the Sheriff by summary application within 21 days of being notified of that decision.

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, and where the appeal is abandoned or finally determined by confirming 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.

The date of service upon the parties of the decision under section 24(1) of the Act is hereby certified to be.....7 APRIL.....2015.

Signed.....**P. Doyle**.....

Date.....30/03/2015.....

Chairperson

Certified to be a True Copy
Edinburgh 30 March 2015

P. Doyle

24 Haddington Place
Edinburgh