

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

**Letting Agent Enforcement Order made in terms of Section 48(7) of the Housing (Scotland) Act 2014.**

**Reference number: FTS/HPC/LA/23/0371**

**Re: Property at 16-1/2 Bank Street, Aberdeen AB11 7SX (“the Property”)**

**The Parties:**

**XUSA Limited, having their registered office at Hollycroft House, Epsom KT17 1JR (“the Applicant”)**

**Stonehouse Property Lettings, Neo House, Riverside Drive, Aberdeen AB11 7DG (“the Respondent”)**

**Tribunal Members**

**James Bauld (Legal Member and Chair)**

**Elizabeth Dickson (Ordinary Member)**

Whereas in terms of their decision of 8 November 2023 the First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that the Respondents have failed to comply with paragraphs 21, 26, 62, 73, 86, 89, 90, 91, 93 and 108 of the Letting Agent Code of Practice

The Tribunal requires that the Respondents to take the following step:-

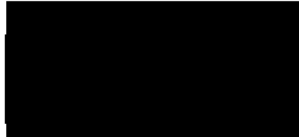
- To pay the Applicants the sum of £5,700 in compensation for the inconvenience and losses suffered as a result of the letting agent’s breaches

**Right of Appeal**

**In terms of Section 46 of the Tribunal (Scotland) Act 2014, a party aggrieved by the 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.**

**In terms of section 51(1) of the Housing (Scotland) Act 2014, a letting agent who, without reasonable excuse, fails to comply with a Letting Agent Enforcement Order commits an offence liable on summary conviction to a fine not exceeding level 3 on the standard scale.**



**Legal Member/Chair**

**30 November 2023**  
**Date**