



**Certificate of Compliance with Letting Agent Enforcement Order in terms of Section 50(1) of the Housing (Scotland) Act 2014**

**Chamber Ref: FTS/HPC/LA/22/0038**

**Re: Property at Ground Floor, 14 Jackson Terrace, Aberdeen, AB24 5LP (“the Property”)**

**Parties:**

**Ms Lydia Gahr, Ground Floor, 14 Jackson Terrace, Aberdeen, AB24 5LP (“the Applicant”)**

**Mr James Richard Thomson, Mr Terry Mathieson, Thomson Properties Aberdeen Ltd., 2<sup>nd</sup> Floor Chattan Mews, 18 Chattan Place Aberdeen, AB10 6RD (“the Letting Agent”)**

**Tribunal Members:**

**Yvonne McKenna (Legal Member) and Angus Anderson (Ordinary Member)**

**Decision**

1. The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) having determined that the Letting Agent has complied with the Letting Agent Enforcement Order (“LAEO”) made by the tribunal on 9 May 2022 certifies that the Letting Agent has complied with the LAEO. The decision was unanimous

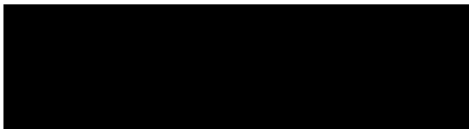
**Reasons for Decision:**

2. On 9 May 2022 the Tribunal issued a LAEO .The LAEO required the Letting Agent to

- (a) Lodge with the Tribunal a written repairs and maintenance procedure that is fully compliant with the Code and includes target timescales.
  - (b) Arrange for the current EPC to be affixed within the Property.
  - (c) Pay to the Applicant the amount of £750 as compensation for the loss and inconvenience suffered by the Applicant as a result of the failure to comply with the Code.
3. The Tribunal ordered that the steps and payment specified in the LAEO must be carried out and completed within the period of 28 days from the date of service of the LAEO.
  4. The Letting Agents have now confirmed that steps b) and c) have been completed and they have produced and lodged with the Tribunal a written repairs and maintenance procedure that is fully compliant with the Code and includes target timescales.
  5. The Letting Agent has produced a photograph of the current EPC posted on the wall of the lounge of the Property with the Applicant in attendance. In addition the Letting Agent has produced an e-mail from the Applicant dated 7 July 2022 confirming the payment of £750 arrived in her bank account on 5 July 2022.
  6. For the foregoing reasons the Tribunal have accepted that the LAEO has been complied with and accordingly issues this Certificate of Compliance

### **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.**



**Yvonne McKenna**

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**Legal Member/Chair**

**25 August 2022**

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**Date**

