

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

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**First-tier Tribunal for Scotland (Housing and Property Chamber)**  
**Letting Agent Enforcement Order (LAEO): Section 48(8) of the Housing (Scotland) Act 2014 (“The Act”)**

**Reference numbers: FTS/HPC/LA/20/0246**

**The Parties:**

**Mr John Brown, Inchyra Kippen Road, Fintry, Glasgow, G63 0PL (“the Applicant”)**

**Stirling Property Shop, SPS Property Management Ltd, 20 Stewarton Road, Kilmarnock, KA3 4AD, (“ SPS the Respondents”)**

**Tribunal Members:**

Karen Kirk (Legal Member) and Leslie Forrest (Ordinary Member)

Whereas in terms of the decision dated 14<sup>th</sup> January 2021, The First-tier Tribunal for Scotland (Housing and Property Chamber) (‘the Tribunal’) determined that the Letting Agent has failed to comply with the Letting Agent Code of Practice (“The Code”) and in particular that the Letting Agent has failed to comply with paragraphs 17,18,21,27,29a)-c), 30,32a)-q),33,34,124,125 and 126 of the Code, the Tribunal now requires the Letting Agent to take such steps as are necessary to rectify the failures listed above.

The Tribunal requires the Letting Agent to: -

1. Pay the sum of £6,000 to the Applicant, as compensation for the loss and inconvenience caused by the numerous breaches of the Code.

**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.**

**Please note that in terms of section 51(1) of the Act, a Letting Agent who, without reasonable excuse, fails to comply with an LAEO commits an offence liable on summary conviction to a fine not exceeding level 3 on the standard scale. Decision with Written Reasons of the First-tier Tribunal for Scotland (Housing and Property Chamber) under Section 48 of the Housing (Scotland) Act 2014.**

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