

# Housing and Property Chamber

## First-tier Tribunal for Scotland

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Decision of the First-tier Tribunal for Scotland (Housing and Property Chamber) issued under section 31 of the First-tier Tribunal for Scotland Housing and Property Chamber Procedure Regulations 2017.

### **CERTIFICATE OF COMPLIANCE with the PROPERTY FACTOR ENFORCEMENT ORDER DATED 4<sup>th</sup> October 2023 ('The PFEO')**

Chamber Ref: FTS/HPC/PF/23/0716 and FTS/HPC/PF/23/0717

Flat 7, 149 Crown Road South, Glasgow, G12 9DP ('the Property')

Timothy Lemay residing at Flat 7, 149 Crown Road South, Glasgow, G12 9DP ('the Homeowner and Applicant')

Redpath Bruce Property Management ('the Factor and Respondent')

**Tribunal members:**

Jacqui Taylor (Chairperson) and Carol Jones (Ordinary Member).

### **Decision of the Tribunal**

The Tribunal having determined that the PFEO dated 4th October 2023 ('PFEO') relating to the Property has been complied with, certifies that the Factor has complied with the PFEO.

### **Reasons for the Decision**

1. The Tribunal issued the **PFEO** in the following terms:

*'The Factor must pay the homeowner £500 for the inconvenience he had suffered from their own funds and at no cost to the owners. The said sums to be paid within 28 days of the communication to the Factor of the Property Factor Enforcement Order'*

2. On 4<sup>th</sup> October 2023 the Factor sent the Tribunal copies of emails between the parties which confirmed that the Homeowner had agreed that the sum of £500 should be credited to the Homeowner's factoring account as follows:

£249.90 towards the tree works proposal and

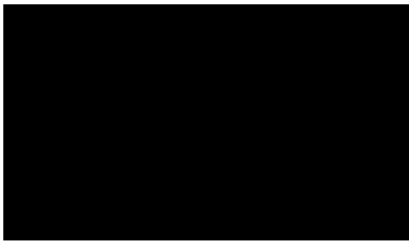
£250.10 towards the internal close redecoration.

The Factor also provided the Tribunal with evidence that these sums had been credited to the Homeowner's factoring account.

3. The Tribunal were satisfied that the Factor has complied with the PFEO. The Tribunal therefore issues this Certificate of Compliance. No further action is required by the Factor in terms of the PFEO.

**Right of Appeal**

**In terms of section 46 of the Tribunals (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.**



Signed.....Date 3<sup>rd</sup> January 2024

Chairperson