

# Housing and Property Chamber

## First-tier Tribunal for Scotland

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

**Decision and Certificate of Compliance with Letting Agent Enforcement Order (LAEO) under section 50(1) of the Housing (Scotland) Act 2014 (Act)**

**Chamber Reference: FTS/HPC/LA/23/1087**

**Property address: Flat 0/1, 61 Munro Place, Glasgow, G20 2BD (“the Property”)**

### **The Parties**

**Miss Sharon Campbell, c/o 41 Currie Place, Glasgow, G20 9EQ (“Applicant”)**

**Property Bureau, Mellville House, 70 Dryman Road, Glasgow, G61 2RH (“the Respondent”)**

### **Tribunal Members**

Ms H Forbes (Legal Member)

Mrs E Dickson (Ordinary Member)

### **Decision**

1. The First-tier Tribunal for Scotland (Housing and Property Chamber) (Tribunal) having determined that the Respondent has complied with the Letting Agent Enforcement Order (“LAEO”) dated 20<sup>th</sup> March 2024, hereby certifies that the Respondent has complied with the LAEO.

### **Reasons for Decision**

2. In terms of their decision dated 20<sup>th</sup> February 2024, the Tribunal determined that the Respondent had failed to comply with paragraphs 21, 26, 37(a), 74, 102 and 108 of the Code of Practice for Letting Agents (“the Code”) as required by the Act. The Tribunal issued a LAEO dated 20<sup>th</sup> March 2024 as follows:
  1. The Respondent must pay to the Applicant within 21 days of the issue of this Order the sum of £442.50 which constitutes the balance of the tenancy deposit returned to the tenants.
  2. The Respondent must pay to the Applicant within 21 days of the issue of this Order the sum of £1,000 in respect of distress and inconvenience

caused to the Applicant due to the failure of the Respondent to comply with the Code.

3. By email dated 18<sup>th</sup> April 2024, the Applicant informed the Housing and Property Chamber that no payment had been received from the Letting Agent.
4. By emails dated 3<sup>rd</sup> May 2024, the Applicant confirmed that the actions required by the LAEO had been complied with.
5. The Tribunal determined that the LAEO had been complied with.

### **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.**



Legal Member and Chairperson  
13<sup>th</sup> May 2023