

# Housing and Property Chamber

## First-tier Tribunal for Scotland

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**Certificate of Compliance and Decision of the First-tier Tribunal for Scotland (Housing and Property Chamber) in an application under Section 48(7) of the Housing (Scotland) Act 2014 (“The Act”)**

**Chamber Ref: FTS/HPC/LA/24/3758**

**4/4 Meggetland View, Edinburgh EH14 1XS (“The Property”)**

**The Parties:-**

**Mrs Margaret Robertson (formerly Mrs Margaret Wallace), 5 Allan Park Loan, Edinburgh, EH13 1LG (“the Applicant”)**

**Umega Ltd, The North Quarter, 496 Ferry Road, Edinburgh, EH25 2DL (“the Respondent”)**

**Tribunal Members:  
Martin J. McAllister, Solicitor, (Legal Member)  
Melanie Booth, (Ordinary Member)  
(the “tribunal”)**

**Decision**

**The Tribunal determines that the Letting Agent Enforcement order (“LAEO”) dated 5 September 2025 has been complied with.**

**Background**

1. The Tribunal made a Letting Agent Enforcement Order in the following terms:
  - (i) The Respondent assumes responsibility for payment of the following invoices in respect of the Property:
    - (a) Umega Home Repairs £624
    - (b) Umega Home Repairs £194.40
    - (c) Umega Home Repairs £90.36
    - (d) Malbet Services £60
    - (e) Proclean Group £280
  - (ii) The Respondent pays the sum of £2,200 to the Applicant in respect of a share of the invoice due to Michal Kucharczyk.
  - (iii) The Respondent pays the sum of £5,210 to the Applicant.
  - (iv) The Respondent pays the sum of £900 to the Applicant.

## **Reasons for Decision**

2. The Respondent intimated on 18 November 2025 that it had complied with the LAEO.
3. The Applicant confirmed on 26 November 2025 that the LAEO had been complied with.

## **Appeals**

**A homeowner or property factor 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.**

Martin J. McAllister  
Legal Member  
3 December 2025

