



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

Chamber Ref: FTS/HPC/LA/25/0055

Property: 27 Lauriston Gardens, Edinburgh EH3 9HJ (“the property”)

The Parties: -

Mrs Ashley Don McWilliam-Strasser, Haughhead Farm, Laurencekirk AB30 1ED (“the Applicant”)

Umega Lettings Ltd, The North Quarter, 469 Ferry Road, Edinburgh EH5 2DL (“the Respondent”)

Tribunal Member: Mrs Aileen Devanny (Chamber President)

Decision

The First-tier Tribunal for Scotland (“the Tribunal”) has determined that the Respondent have complied with the Letting Agent Enforcement Order (“LAEO”) dated 15th September 2025.

Reasons for Decision

1. In terms of a decision dated 15th September 2025, the Tribunal determined that the Respondent, as letting agent for a property at 27 Lauriston Gardens, Edinburgh EH3 9HJ, had failed to comply with the Letting Agent Code of Practice (“The Code”) and in particular that the Letting Agent has failed to comply with the following aspects of the Code :- Namely OSP 19 and OSP 21 and determined to make a Letting Agent Enforcement Order (LAEO).

The Tribunal issued a LAEO dated 15th September 2025 against the Respondent as follows:

Pay to the Applicant the amount of £420.00, as compensation for the loss suffered by the Applicant as a result of the failure to comply with the Code.

The Tribunal order that the payment specified in this Order must be carried out and completed within the period of 30 days from the date of service of this Order.

2. By email dated 15th December 2025, the Respondent informed the Tribunal that payment of £420.00 had been made to the Applicant. On 27th January 2026 the Appellant wrote to the Tribunal confirming receipt of this payment.
3. The Tribunal is satisfied that the payment of £420.00 has been paid to the Applicant and the LAEO has 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.

Mrs A Devanny

Chamber President

28 January 2026

