

# 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(7) of the Housing (Scotland) Act 2014**

**Chamber Ref: FTS/HPC/LA/24/2537**

**1/ 2 Brechin Street, Glasgow, G3 7HF (“the property”)**

**Parties:**

**Zi Yi, 15 Mailing Avenue, Glasgow, G64 1DZ (“the Applicant”)**

**Liweo Group Ltd, 18<sup>th</sup> and 19<sup>th</sup> Floors, 100 Bishopsgate, London, EC2N 4AG (“the Respondent”)**

**Tribunal Members:**

**Josephine Bonnar (Legal Member)**

**Helen Barclay (Ordinary Member)**

Whereas in terms of their decision of 25 May 2026, the First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that the Respondent has failed to comply with paragraphs 16, 21,26, 32,37,108,109,110,124, and 125 of the Letting Agent Code of Practice: -

The Tribunal requires the Respondent to pay the Applicant; -

1. The sum of £6800, being the rent received by them from the tenant of the property for the period 20 March to 20 July 2024, and
2. The sum of £750 as compensation for the inconvenience suffered as a result of the breaches of the Code

All within 28 days of intimation of the LAEO.

## **Appeals**

**In terms of Section 46 of the Tribunals (Scotland) Act 2014, a party aggrieved by a 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.**

Josephine Bonnar, Legal Member

25 May 2026