



**Decision and Certificate of Compliance with Property Factor Enforcement Order
in terms of Section 20 of the Property Factors (Scotland) Act 2011**

Chamber Ref: FTS/HPC/PF/25/0685

Re: Property at Flat 3/1, 235 Onslow Drive, Dennistoun, Glasgow, G31 2QE (“the Property”)

Parties:

Ms Jacqueline Adams, Flat 3/1, 235 Onslow Drive, Dennistoun, Glasgow, G31 2QE (“the Homeowner”)

Ross & Liddell, 60 St Enoch Square, Glasgow, G1 4AW (“the Property Factor”)

Tribunal Members:

Fiona Watson (Legal Member)

Nick Allan (Ordinary Member)

Decision

1. The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) having determined that the Property Factor has complied with part (i) of the Property Factor Enforcement Order (“PFEO”) dated 26 April 2026, hereby certifies that the Property Factor has complied with part (i) of the PFEO.
2. The Tribunal issued a PFEO dated 26 April 2026 in terms of part (i) of which the Property Factor was required to make payment to the Homeowner in the sum of ONE THOUSAND POUNDS (£1,000) STERLING, within 28 days of receipt of the Order.
3. On 11 May 2026 the Tribunal received written confirmation from the Homeowner that payment had been received from the Property Factor.

4. On the basis of the evidence before it, the Tribunal is satisfied that the Property Factor has complied with part (i) of the PFEO. It therefore issues this Certificate of Compliance.

Right of Appeal

In terms of Section 46 of the Tribunal (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.

**Fiona Watson
Legal Member/Chair**

Date: 11 July 2026