

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

Chamber Ref: FTS/HPC/LA/20/0526

Re: Property at Flat 4/1, 25 Trefoil Avenue, Glasgow, G41 3PB (“the Property”)

Parties:

Mr Johar Mirza, Flat 4/1, 25 Trefoil Avenue, Glasgow, G41 3PB (“the Applicant”)

Property Bureau, Melville House, 70 Drymen Road, Bearsden, G61 2RH (“the Respondent”)

Tribunal Members:

**Virgil Crawford (Legal Member)
Ann Moore (Ordinary Member)**

Decision and Reasons

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that

DECISION

1. The First Tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”), having determined that the Letting Agent, Property Bureau, Melville House, 70 Drymen Road, Bearsden, G61 2RH has complied with the Letting Agent Enforcement Order dated 25 September 2020 (the LAEO), hereby certifies that the said Letting Agent has complied with the said LAEO;
2. The decision of the Tribunal is unanimous

REASONS FOR DECISION

3. In terms of its decision dated 25 September 2020, the Tribunal determined that the Respondents had failed to comply with paragraph 82 of The Letting Agent Code of Practice (Scotland) Regulations 2016 (“the Code”).
4. The Tribunal issued a LAEO in the following terms:-

The Tribunal requires the Letting Agent to:-

Confirm to the Tribunal that its procedures for arranging inspection of properties have been reviewed and updated to ensure that no member of the Respondents, nor any

agent acting on their behalf, will attend at any property without at least 24 hours notice of the intended attendance at the property having been given to the tenant.

The Tribunal orders that the steps specified in this Order must be carried out and completed no later than 12 noon on 30 October 2020

5. By Letter dated 9 October 2020 the Respondents confirmed to the Tribunal confirming the matters required by the LAEO. This was received within the time limit imposed in the LAEO;

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.

1 December 2020

Legal Member/Chair

Date