



Decision with Statement of Reasons of the First-tier Tribunal for Scotland (Housing and Property Chamber) under Section 49 of the Housing (Scotland) Act 2014 (Act) and the Rules of Procedure 2017 (contained in Schedule 1 of the Chamber Procedure Regulations 2017 (SSI No.328)) (Rules)

Chamber Ref: FTS/HPC/LA/19/3338

Parties:

Ms Laura Fryer (“the Applicant”)

Central Letting Services (“the Respondent”)

Tribunal Members:

Alan Strain (Legal Member) and Mary Lyden (Housing Member)

Decision

The First-tier Tribunal for Scotland (Housing and Property Chamber) (the Tribunal) determined that the Respondent has complied with the Letting Agent Enforcement Order (LAEO) made on 2 October 2020.

Background

Whereas in terms of their decision dated 2 October 2020, The First-tier Tribunal for Scotland (Housing and Property Chamber) (**Tribunal**) determined that the Respondent had failed to comply with the Letting Agent Code of Practice (**Code**) and issued the LAEO of the same date requiring:-

The Tribunal ordered the Respondent:

- 1. within 21 days of the date of service of this order to lodge with the Tribunal and copy to the Applicant:**
 - (a) Written Procedures and processes confirming appropriate systems and controls are in place to ensure repairs and maintenance obligations are done to an appropriate standard within relevant timescales; and (b) Written Procedures and processes for tenants to notify any repairs and maintenance and target timescales.**
- 2. within 21 days of the date of service of this order to pay to the Applicant the sum of £2000 by way of compensation for the distress and inconvenience occasioned to the Applicant.**

The Respondent has submitted that there has been compliance with the LAEO by email of 25 February 2021. The Applicant confirmed compliance by email of 26 February 2021.

Reasons

The Tribunal considered that there had been compliance with the LAEO under reference to the information produced by the Parties in response to the LAEO. It also appeared that payment of the relevant compensation had been made.

The Decision of the Tribunal was unanimous.

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.

9 March 2021

Legal Member/Chair

Date