

Housing and Property Chamber

First-tier Tribunal for Scotland



First-tier tribunal for Scotland (Housing and Property Chamber)

CERTIFICATE OF COMPLIANCE WITH THE PROPERTY FACTOR ENFORCEMENT ORDER ISSUED 23RD MARCH 2026

Chamber Ref: FTS/HPC/PF/25/1100

**Flat 1/2 2 Lochburn Gardens, Glasgow, G20 0SL
("the Property")**

The Parties:-

**Mr Raymond Tortolano & Mrs Sukla Tortolano, 37 Whiteford Road, Stepps,
Glasgow, G33 6GA**

("the Homeowner")

**Newton Property Management Limited, 87 Dundas Road, Glasgow, G4 0HF
represented by
("the Factor")**

Tribunal Members:

Fiona Cook (Legal Member)

Sara Hesp (Ordinary Member)

DECISION

The First-tier Tribunal for Scotland (Housing and Property Chamber) ("the Tribunal") determined that the property factor enforcement order ("PFEO") issued on 23rd March 2026 has been complied with, certifies that the Factor has complied with the PFEO.

Reasons for Decision

1. On the Tribunal issued the PFEO in the following terms :-

"(One) The Factor must pay the Homeowners £100 for the inconvenience they have suffered from their own funds and at no cost to the owners. The sums to be paid within 28 days of the communication to the Factor of the Property Factor Enforcement Order."

2. The Factor subsequently sent the Tribunal an email on 16th April 2026 conforming that the sum of £100 had been paid to the Homeowner and the

Homeowner acknowledged safe receipt of the sum in an email to the Tribunal dated 30th April 2026.

3. The Tribunal are therefore satisfied that the PFEO has been complied with. This certificate of compliance is issued, and no further action is required by the Factor in terms of the PFEO.

Appeals

A homeowner or property factor 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 Cook
Legal Member and Chair

Date: 1ST JULY 2026