



**Letting Agent Enforcement Order (“LAEO”)**

**Section 48(7) of the Housing (Scotland) Act 2014 (“the Act”)**

**Chamber Ref: FTS/HPC/LA/23/1061**

**Re: Property at 5 Rattray Terrace, Lochgelly, Fife,  
 (“the Property”)**

**Parties:**

**James Connolly, 7 Constable Drive, Littleover, Derby, DE23 6EP (“the Applicant”)**

**Premiere Rentals Fife Ltd, 189 Commercial Street, Kirkcaldy, Fife, KY1 2HS (“the Respondents”)**

**Tribunal Members: Melanie Barbour (Legal Member) and Sandra Brydon (Ordinary Member)**

**Whereas in terms of their decision of 8 November 2023 the First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that the Respondents have failed to comply with paragraph 18, 26, 98, 99 and 119 of the Letting Agent Code of Practice**

The Tribunal requires that the Respondents to take the following steps:-

The Letting Agent must provide the applicant :

1. Check-in and check-out report for the first tenancy ending in December 2019 together with any photographs that they hold for that tenancy.
2. Any quotes and estimates they hold for the remedial and maintenance works proposed for the first tenancy.
3. Check-in and check-out report for the second tenancy ending in June 2021 together with any photographs that they hold for that tenancy.
4. Any quotes and estimates they hold for the remedial and maintenance works proposed for the second tenancy.
5. A written explanation to the applicant explaining when the rent holidays and waivers took place and confirming the total amount of rent that was agreed to be waived by the



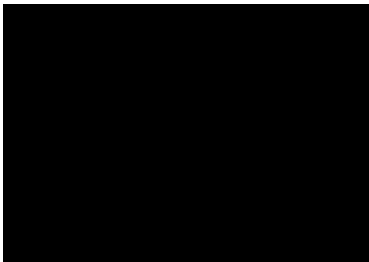
applicant. An explanation of the rent account and how it shows rent paid, owed and where rent holidays and waivers are shown on the account, and if not an explanation as to why they are not shown.

6. Pay compensation of £200 for the inconvenience caused by the failure to provide requested reports and lack of information about the end of the tenancy process.

Such steps to be carried out within 28 days of service of this Order.

### **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.**



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**Melanie Barbour Legal Member**

**Date 8 November 2023**