

# Housing and Property Chamber

## First-tier Tribunal for Scotland

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**First-tier  
Tribunal for  
Scotland  
(Housing and Property Chamber)**

**Letting Agent Enforcement Order (LAEO): Section 48(7) of the Housing  
(Scotland) Act 2014 (“The Act”)**

**Reference number: FTS/HPC/LA/23/2762**

### **The Parties:**

**Mr David Hutton, 12 St Winnoc Road, Lochwinnoch, PA12 4ET “The Applicant”**

**Belvoir Lettings, 8 Silk Street, Paisley, PA1 1HG (“the Respondent”)**

### **The Tribunal Members:**

**Legal Member: Mr Andrew McLaughlin-**

**Ordinary Member: Mr Nick Allan**

Whereas in terms of their decision dated 20 May 2024, The First-tier Tribunal for Scotland (Housing and Property Chamber) (‘the Tribunal’) determined that the Letting Agent has failed to comply with the Letting Agent Code of Practice (“The Code”)

The Tribunal now requires the Letting Agent to take such steps as are necessary to rectify the failure(s) listed above.

The Tribunal requires the Letting Agent to:-

(b) Pay to the Applicant the amount of £500.00 as compensation for the loss suffered by the Applicant as a result of the failure to comply with the Code

The Tribunal orders that the payment specified in this Order must be carried out and completed within the period of 28 days from the date of service of this Order.

**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.**

**Please note that in terms of section 51(1) of the Act, a Letting Agent who, without reasonable excuse, fails to comply with an LAEO commits an offence liable on summary conviction to a fine not exceeding level 3 on the standard scale.**

Andrew McLaughlin

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Legal Member and Chair

20 May 2024