

Housing and Property Chamber

First-tier Tribunal for Scotland



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”)

The Parties:

**Mr Jasbir Virhia, 53 Herries Road, Glasgow, G41 4AH
 (“the Applicant”)**

**AVJ Homes Ltd, 279 Castlemilk Road, Glasgow, G44 4LE (“the Respondent”)
 Letting Agent Registration Number LARN 1902023**

Chamber Ref: FTS/HPC/LA/23/3162

Tribunal Members:

**Mr Martin J. McAllister, Solicitor, (Legal Member)
 Mr Gordon Laurie (Ordinary Member)**

Decision

Whereas in terms of their decision dated 9 October 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”) and in particular that the Letting Agent has failed to comply with the following paragraphs of the Code :-

Sections 17 and 29(a)

The Tribunal now requires the Letting Agent to take the following step:

The Tribunal requires the Respondent to pay to the Applicant the amount of Three Hundred Pounds (£300), as compensation for its 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 twenty one 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.

Martin J. McAllister,
Legal Member

9 October 2024