

# Housing and Property Chamber

## First-tier Tribunal for Scotland

---



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

**Decision and Certificate of Compliance with Letting Agent Enforcement Order (LAEO) under section 50(1) of the Housing (Scotland) Act 2014 (Act)**

**Chamber Reference: FTS/HPC/LA/24/0620**

**Property address: 8 Lubnaig Drive, Callander, FK17 8LX (“the Property”)**

### **The Parties**

**Ms Maz Wyllie, 12 Beaufort Road, Inverness, IV2 3NP (“the Landlord”)**

**Forth Residential, Office 2, Kildean Business and Enterprise Hub, Drip Road, Stirling, FK8 1RW (“the Letting Agent”)**

### **Tribunal Members**

Ms H Forbes (Legal Member)

Mrs M Lyden (Ordinary Member)

### **Decision**

1. The First-tier Tribunal for Scotland (Housing and Property Chamber) (Tribunal) having determined that the Letting Agent has complied with the Letting Agent Enforcement Order (“LAEO”) dated 5<sup>th</sup> March 2025, hereby certifies that the Letting Agent has complied with the LAEO.

### **Reasons for Decision**

2. In terms of their decision dated 5<sup>th</sup> March 2025, the Tribunal determined that the Letting Agent had failed to comply with paragraph 21 of the Code of Practice for Letting Agents (“the Code”) as required by the Act. The Tribunal issued a LAEO dated 5<sup>th</sup> March 2025 as follows:
  1. The Letting Agent must pay to the Landlord within 21 days of the issue of this Order the sum of £102 for one month’s letting agent fees for the Property as a result of the Letting Agent’s failure to comply with the Code.
  2. The Letting Agent must pay to the Landlord within 21 days of the issue of this Order the sum of £300 in respect of distress and inconvenience

caused to the Landlord due to the failure of the Letting Agent to comply with the Code.

3. By emails dated 11<sup>th</sup> March and 15<sup>th</sup> May 2025, the Letting Agent informed the Housing and Property Chamber that payment had been made to the Applicant.
4. By email dated 13<sup>th</sup> May 2025 the Applicant was asked to confirm compliance. No response was received from the Applicant.
5. The Tribunal determined that the LAEO had been complied with.

### **Right of Appeal**

**In terms of section 46 of the Tribunals (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.**

Helen Forbes  
Legal Member and Chairperson  
17<sup>th</sup> June 2025