

Housing and Property Chamber

First-tier Tribunal for Scotland



Decision of the First-tier Tribunal for Scotland (Housing and Property Chamber) issued under section 31 of the First-tier Tribunal for Scotland Housing and Property Chamber Procedure Regulations 2017.

CERTIFICATE OF COMPLIANCE with the PROPERTY FACTOR ENFORCEMENT ORDER DATED 14th August 2015 ('The PFEO')

Chamber Ref:FTS/HPC/PF/24/2426 and FTS/HPC/PF/24/2428

16 Barony Court, Cambusbarron, Stirling, FK7 9NG ('the Property')

Melanie Fridlington residing at 16 Barony Court, Cambusbarron, Stirling, FK7 9NG ('the Homeowner and Applicant')

Ross and Liddell Limited, 6 Clifton Terrace, Edinburgh, EH12 5DR ('the Factor and Respondent')

Tribunal members:

Jacqui Taylor (Chairperson) and Nick Allan (Ordinary Member).

Decision of the Tribunal

The Tribunal having determined that the PFEO dated 14th August 2025 ('PFEO') relating to the Property has been complied with, certifies that the Factor has complied with the PFEO.

Reasons for the Decision

1. The Tribunal issued the **PFEO** in the following terms:

'The Factor must pay the homeowner £150 for the inconvenience she had suffered from their own funds and at no cost to the owners. The said sums to be paid within 28 days of the communication to the Factor of the Property Factor Enforcement Order'

2. On 22nd August 2025 the Homeowner sent the Tribunal an email confirming that she had received one payment of £150 from the Factor.

3. The Tribunal were satisfied that the Factor has complied with the PFEO. The Tribunal therefore issues this Certificate of Compliance. No further action is required by the Factor in terms of the PFEO.

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.

Signed.....Date 15th September 2025
Chairperson