

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”)

Chamber Ref: FTS/HPC/LA/24/3758

4/4 Meggetland View, Edinburgh EH14 1XS (“The Property”)

The Parties:-

**Mrs Margaret Robertson (formerly Mrs Margaret Wallace), 5 Allan Park Loan,
Edinburgh, EH13 1LG
 (“the Applicant”)**

**Umega Ltd, The North Quarter, 496 Ferry Road, Edinburgh, EH25 2DL
 (“the Respondent” and “Letting Agent”)**

Tribunal Members:

Martin J. McAllister, Solicitor, (Legal Member)

Melanie Booth, (Ordinary Member)

(the “tribunal”)

Whereas in terms of its decision dated 5 September 2025, 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 :-

19,26,27,38,39,54,57,75,90,93,94 and 102;

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

- (i) Assume responsibility for payment of the following invoices in respect of the Property:**
 - (a) Umega Home Repairs £624**
 - (b) Umega Home Repairs £194.40**
 - (c) Umega Home Repairs £90.36**
 - (d) Malbet Services £60**

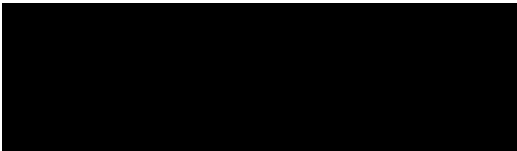
(e) Proclean Group £280

- (ii) Pay the sum of £2,200 to the Applicant in respect of a share of the invoice due to Michal Kucharczyk.**
- (iii) Pay the sum of £5,210 to the Applicant.**
- (iv) Pay the sum of £900 to the Applicant.**

The Letting Agent Enforcement Order is to be implemented within twenty eight days of its service on the Letting Agent.

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
5 September 2025**