

Housing and Property Chamber
First-tier Tribunal for Scotland



**First-tier Tribunal for Scotland (Housing and Property Chamber)
Certificate of Compliance with Letting Agent Enforcement Order (“LAEO”)
dated 10 December 2025**

Chamber Ref: FTS/HPC/LA/25/2362

Property: 1/3, 163 Petershill road, Glasgow, G21 4AL (“the Property”)

The Parties:

Mr Liam Brennan, 175 Wilton Street, Glasgow G20 6DF (“the Applicant”)

Bellus Lettings, 108b Kirkintilloch Road, Bishopbriggs, Glasgow G64 2AB (“the Respondents”)

Tribunal Members:

Steven Quither (Legal Member) and Andrew Taylor (Ordinary Member)

Decision

The Tribunal unanimously certifies that the Respondent has complied with the LAEO dated 10 December 2025.

Reasons for decision

The Tribunal made a LAEO on 10 December 2025 requiring the Respondents to pay the Applicant within 30 days of intimation of the LAEO the sum of ONE THOUSAND FOUR HUNDRED and THIRTY-ONE POUNDS 45 PENCE (£1431-45) STERLING as compensation for the inconvenience suffered as a result of the breaches found to have been established by the Tribunal.

The LAEO was duly issued to the parties.

On 2 February 2026, the Applicant notified the Tribunal that he had received said sum.

The Tribunal is accordingly satisfied that the Respondents have complied with the LAEO and is content for this Certificate of Compliance to be issued.

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.

Steven Quither
12 February 2026