

Housing and Property Chamber
First-tier Tribunal for Scotland



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

Letting Agent Enforcement Order (LAEO) under Section 48(7) of the Housing (Scotland) Act 2014

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)

Whereas in terms of their decision dated 10 DECEMBER 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 (“LACP”) and that the Letting Agent has failed to comply with LACP Paragraphs 124 and 125.

The Tribunal now requires the Letting Agent to take such steps as are necessary to rectify the failures listed above.

The Tribunal requires the Letting Agent to pay to the Applicant £1431-45, being the loss suffered by the Applicant as a result of the Respondents’ failure to comply with LACP.

The Tribunal orders that the payment specified in this Order must be carried out and completed within the period of 30 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.

Steven Quither - 10 December 2025

