

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(8) of the Housing (Scotland) Act 2014 ("The Act")

Reference number: FTS/HPC/LA/25/2296

The Parties:

Mr Alan Davie, 1253 Chemin d'enjégun, Maison Rose Blanche, Berdoues, 32300, France
("the Applicant")

Umega Lettings Limited, Portfolio Management, The North Quarter, 496 Ferry Road,
Edinburgh, EH25 2DL ("the Respondent")

Tribunal Members:

Andrew McLaughlin (Legal Member); Sara Hesp (Ordinary Member)

[1] In terms of Section 48 (8) of the Act, The Tribunal makes a Letting Agent Enforcement Order in the following terms:

[2] *"The Respondent must pay the Applicant the sum of £100.00 in compensation within 30 days".*

[3] 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.

[4] 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.

Andrew McLaughlin

Legal Member and Chair

15 September 2026