

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

**Certificate of Compliance Property Factors (Scotland) Act 2011 (“The Act”)
Section 19(2) (“The Act”)**

Reference number: FTS/HPC/PF/25/2514

Re: Property at 8/5 ORCHARD BRAE AVENUE, EDINBURGH, EH4 2HP (“the Property”)

The Parties:

Mr Daniel Thomson, 8/5 ORCHARD BRAE AVENUE, EDINBURGH, EH4 2HP (“the Applicant”)

TRINITY FACTORING SERVICES, 209 BRUNTSFIELD PLACE, EDINBURGH, EH10 4DH (“the Respondent”)

Tribunal Members:

Legal Member : Mr A McLaughlin.

Ordinary Member: Ms S Hesp.

[1] On 29 June 2026, The Tribunal made a Proposed Property Factor Enforcement Order in the above Application in the following terms:

1. *“The Respondent must provide the Applicant with a monetary payment of £500.00. This should take the form of a monetary payment rather than a deduction in fees within 30 days of the date of this decision.”*

[2] The Respondent has confirmed that the payment has been made. The Applicant has submitted no further representations in response to the matter.

[3] The Tribunal therefore declines to make a Property Factor Enforcement Order beyond the terms of the proposed order already made as per Section 21 (1) (b) of the Act. This is because the order is no longer necessary.

Mr A. McLaughlin
Legal Member and Chair
30 September 2026