

# Housing and Property Chamber

## First-tier Tribunal for Scotland

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**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/PF/19/ 3278**

**Flat 1/2, 27 Fotheringay Road, Glasgow, G41 4NL (“The Property”)**

**The Parties:-**

**Mr Rognvald Livingstone, 29 Brooklea Drive, Giffnock, Glasgow, G46 6AR  
 (“the Applicant”)**

**1<sup>st</sup> Lets (Glasgow) Ltd, a Company incorporated under the Companies Acts (SC542691), and having its Registered Office at 2 Calder Street, Glasgow G42 7RT  
 (“the Respondent”)**

**Tribunal Members:  
 Martin J. McAllister, Solicitor, (Legal Member)  
 Mary Lyden, (Ordinary Member)  
 (the “tribunal”)**

Whereas in terms of their decision dated 19<sup>TH</sup> February 2021, 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 aspects of the Code :

**Sections 40, 101,105,108 and 112.**

The Tribunal requires the Letting Agent to:-

**Pay to the applicant the amount of Two Thousand Two Hundred Pounds (£ 2,200), as compensation for the loss suffered by the applicant as a result of the failure to comply with the Code.**

The Tribunal order that the payment specified in this Order must be carried out and completed within the period of twenty eight 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.**

Martin J. McAllister  
Legal Member  
19<sup>th</sup> February 2021