

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(7) of the Housing (Scotland) Act 2014 (“The Act”)

Reference number: FTS/HPC/LA/21/0014

Re: 2/1, 1663 Dumbarton Road, Glasgow G14 9YD (“the Property”)

The Parties:

Mr Alvin Hadiono, 0/1 190 Earl Street, Glasgow, G14 0BU (“the Applicant”)

Let It Letting Agent, 123 Stockwell Street, Glasgow, G1 4LT (“the Letting Agent”)

Letting Agent Registration Number: LARN1806016

Tribunal Members:

Susan Christie (Legal Member and Chair)

Elizabeth Currie (Ordinary Member)

Whereas in terms of their Decision dated 28 April 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:

Paragraphs 86,90,91,93 and 108.

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:-

1. Lodge with the Tribunal a written Procedure for Repairs Handling, including within it reference to target timescales for carrying out repairs, informing the tenant of the action it is intended to take on the repair and its likely timescale, and informing the tenant as soon as possible regarding any delay in carrying

out repairs and the reason for it, and that is fully compliant with the terms of the Code.

2. Issue a written apology to the Applicant in respect of the Letting Agents failure to comply with the aforesaid paragraphs of the Code.
3. Pay to the Applicant the amount of Three Hundred Pounds Sterling (£300), as compensation for the stress and inconvenience suffered by the Applicant as a result of the aforesaid failures to comply with the Code.

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

28 April 2021