



**Property Factor Enforcement Order (“PFEO”): Property Factors (Scotland) Act 2011 Section 19(3)**

**Chamber Ref: FTS/HPC/PF/24/1556**

**Parties**

**Mr Mohit Gajri (Applicant)**

**Newton Property Management Limited (Respondent)**

**Flat 3A Couper Street, Glasgow, G4 0DP (“the Property”)**

**Tribunal Members:**

**Alan Strain (Legal Member) and Robert Buchan (Ordinary Member)**

**This document should be read in conjunction with the First-tier Tribunal’s Amended Decision of 30 January 2025.**

Having determined by Decision dated 3 November 2024 (amended following review on 30 January 2025) that the Property Factor had failed to comply with the Section 14 duty and its property factor’s duties in terms of the Act, and having given notice of the proposed Property Factor Enforcement Order (“**PFEO**”), no response having been received from the Parties.

**The Tribunal makes the following PFEO:**

No later than 4 weeks from 28 February 2025 the Property Factor must:

1. Refund the Applicant the increase in the management fees from 1 March 2024 to 30 November 2024.

**Right of Appeal**

**In terms of Section 46 of the Tribunal (Scotland) Act 2014, 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.**

Housing and Property Chamber  
First-tier Tribunal for Scotland

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Alan Strain

28 February 2025

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**Legal Member**

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**Date**