

Housing and Property Chamber

First-tier Tribunal for Scotland



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

PROPOSED PROPERTY FACTOR ENFORCEMENT ORDER under section 19 of the Property Factors (Scotland) Act 2011 ("the Act")

Reference number: FTS/HPC/PF/19/1171, 1136, 1153, 1175 and 1257 ("the Applications")

Re: Flatted Properties at Flats 1, 5, 6, 3 and 4, 212, Bath Street, Glasgow, G2 4HW ("the Properties")

The Parties:

Stephen Tyler, Gianluca Raucci, Catherine Sutherland, Darren McDaid and Elijah Nazarzadeh, all residing at the Properties ("the Applicants"), Stephen Tyler and Gianluca Raucci being "the Lead Applicants" and

James Gibb Property Management Limited having a place of business at 65, Greendyke Street, Glasgow, G1 5PX ("the Respondents")

Tribunal Members

Karen Moore (Legal Member)

Mary Lyden (Ordinary Member)

Having determined by Decision dated 23 October 2019 to issue a Property Factor Enforcement Order ("PFEO"), the Tribunal hereby gives Notice in terms of Section 19(2) of the Act that it proposes to make the following, PFEO:-

1. No later than 14 days from the date of this Order, the Factor shall pay to the Applicants the sum of £500.00 per Property to compensate them in respect of the effect of its conduct and in respect of inconvenience caused to them by its failures and confirm to the Tribunal that it has done so;
2. The Factor shall cancel and write off from the Applicants' invoices all sums due by Johar Mirza, the proprietor of the flatted property at Flat 2, 212 Bath Street, Glasgow which it sought to recover from the Applicants and confirm to the Tribunal that it has done so.

Karen Moore Chairperson 23 October 2019