



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

**Chamber Reference number: FTS/HPC/PF/23/2680**

**The Parties:**

**Mr David Grier and Mrs Norma Grier, 23c Greenholme Street Glasgow G44 4DU “the Homeowner”). Ross and Liddell Ltd having a place of business at 60 St Enoch Square Glasgow G1 4AW (“ the Factor”). Property: 23c Greenholme Street Glasgow G44 4DU ('the Property').**

**Legal Member: Lesley Anne Ward Ordinary Member: Jane Heppenstall**

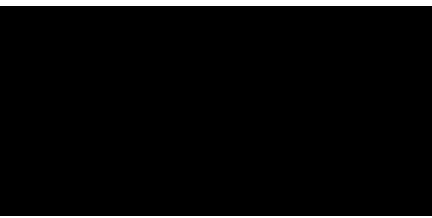
**This document should be read in conjunction with the First-tier Tribunal’s Decision of 3 January 2025.**

Having determined by Decision dated that the Property Factor had failed to comply with the Section 14 duty in terms of the Act, and having determined to issue a Property Factor Enforcement Order (“PFEO”), the Tribunal gives Notice in accordance with Section 19(2)(a) of the Act that the Tribunal proposes the following PFEO and invites the Parties to make representations no later than 20 January 2025.

**Proposed PFEO: No later than 4 weeks from the 6 January 2025 Property Factor must:**

**Pay the Homeowner the sum of six hundred pounds (£600).**

**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.**



**Lesley Anne Ward**

**Legal Member**

**dated 3 January 2025**