

Housing and Property Chamber

First-tier Tribunal for Scotland



**Property Factor Enforcement Order made under Section 19(2)(a) of the
Property Factors (Scotland) Act 2011 as amended (“the 2011 Act”) following
upon a Decision of the First-tier Tribunal for Scotland (Housing and Property
Chamber) in an application under Section 17(1) of the 2011 Act.**

Reference number: FTS/HPC/PF/24/2025

Re: 32 Parkend Gardens, Saltcoats, KA21 5PH (“the Property”)

The Parties:

**Mrs Renate Gondris, 32 Parkend Gardens, Saltcoats, KA21 5PH (“the
Applicant”)**

**Rentolease Estate Management, 52 Templehill, Troon, KA10 6BE
 (“the Respondent”)**

Tribunal Members:

**Martin J. McAllister, Solicitor, (Legal Member)
Mrs Elizabeth. Dickson, (Ordinary Member)
(the “tribunal”)**

**The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the
tribunal”) considered matters and determines that a property factor
enforcement order (“PFEQ”) should be made.**

This document should be read in conjunction with the tribunal’s Decisions of 7 April 2025 and 15 May 2025 made under Section 19(1) (a) of the 2011 Act.

The tribunal makes the following Property Factor Enforcement Order (“PFEQ”):

**The Tribunal requires the Respondent to pay the sum of ONE HUNDRED
AND FIFTY POUNDS (£150) to the Homeowner within thirty days of the
service on it of the final PFEQ in terms of Section 19 (3) of the 2011 Act.**

**Failure to comply with a property factor enforcement order may have serious
consequences and may constitute an offence.**

In terms of section 46 of the Tribunals (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.

Martin J. McAllister
Legal Member
15 May 2025