



**First-tier tribunal for Scotland (Housing and Property Chamber) ("the Tribunal")**

**Decision under the Property Factors (Scotland) Act 2011 and s31 of the First-tier tribunal for Scotland Housing and Property Chamber Procedure Regulations 2017**

**CERTIFICATE OF COMPLIANCE with the PROPERTY FACTOR ENFORCEMENT  
ORDER ("PFEO") dated 1 August 2025**

**Chamber Ref: FTS/HPC/PF/23/1788**

**Flat 1 Broomvale Court, 267 Mearns Road, Newton Mearns, Glasgow, G77 5LU  
("The Property")**

**The Parties:-**

**Mr Jonathan Sammeroff, residing at Flat 1 Broomvale Court, 267 Mearns Road,  
Newton Mearns, Glasgow, G77 5LU ("the Applicant")**

**Hacking & Paterson Management Services Ltd, a Company incorporated under the  
Companies Acts (Company Number SC073599) and having their registered office  
at 1 Newton Terrace, Glasgow, G3 7PL ("the Respondent")**

**Tribunal Members:**

**Mr E K Miller (Legal Member)  
Mrs E Dickson (Ordinary Member)**

**Decision of the Tribunal**

The Tribunal having determined that the PFEO dated 1st August 2025 ('PFEO') relating to the Property has been complied with, certifies that the Factor has complied with the PFEO.

**Reasons for the Decision**

The Tribunal had issued the PFEO in the following terms on 1 August 2025:

*"Within 30 days of service of the PFEO on the Respondent, the Respondent shall pay the Applicant the sum of £1000 for the inconvenience caused to the Applicant"*

On 6<sup>th</sup> August 2025 the Respondent sent the Tribunal an email confirming that they had paid the Applicant the sum of £1000 as required by the PFEO. The Applicant also confirmed by email on 15 August 2025 to the Tribunal that he had received the £1000

The Tribunal were therefore satisfied that the Respondent had complied with the PFEO. The Tribunal therefore determined to issue this Certificate of Compliance. No further action is required by the Factor in terms of the PFEO.

### **Right of Appeal**

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.

Ewan Miller

Signed ..... Chairperson Date: 1 October 2025