



Certificate of compliance and decision relating to the Property factor Enforcement order (PFEO) Dated 5th March 2025 issued under the Property Factors Scotland Act 2011 (“the act”).

Chamber Ref:FTS/HPC/PF/23/3425

Re: Property at 10 McVicars Lane, Dundee DD1 4LH. (“the Property”)

Parties

Mr Logan Reidy, 10 McVicars Lane, Dundee DD1 4LH (“the homeowner”).

James Gibb residential factors, Bellahouston Business Centre, 423 Paisley Road, West, Glasgow G51 1PZ (“the Property Factor”).

Tribunal Members:

Mark Thorley (Legal Member) and Donald Wooley (Ordinary Member)

Decision

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that The Property Factor has complied with the PFEO issued on 5th March 2025, and accordingly the Tribunal determined to issue a Certificate of Completion in confirmation that compliance has been achieved.

Reasons for decision.

1 Following up on the tribunal's decision a PFEO was issued on 5th March 2025 in the following terms.

- (a) There should be an award to reflect the proportion of the lost income and for stress related inconvenience totalling £1000 to be paid within 28 days.
- (b) In addition, the Property Factor should apologise to the homeowner again within a period of 28 days.

2 Following upon the issue of the PFEO correspondence has been received from both parties. The sum of £1000 as paid by the Property Factor to the homeowner on 31st March 2025. A letter of apology was issued by the Property Factor to the

homeowner on 15th May 2025. The homeowner has acknowledged receipt of both the payment and the letter of apology in email correspondence dated 7th July 2025.

3 The tribunal was satisfied on the basis of the correspondence produced that full compliance has been evidenced. Accordingly the Tribunal resolved that this certificate of compliance should be issued.

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.

18 July 2025

Legal Member/Chair

Date