

# Deposit Protection Certificate

This Certificate confirms that your Landlord or Letting Agent has lodged your deposit with **my|deposits Scotland**, a government approved Tenancy Deposit Scheme. By lodging the deposit and providing this Certificate your Landlord/Agent is complying with the majority of their obligations under Tenancy Deposit Schemes (Scotland) Regulation 2011. Please see the reverse of this Certificate to see the full Regulation 42 requirements. Further information relating to the deposit protection is available in our About Deposit Protection for Tenants – Reg 41 (Information for Tenants) leaflet which should have been provided with this Certificate. If you have not received it, the leaflet can be found on [www.mydepositsscotland.co.uk](http://www.mydepositsscotland.co.uk) in the Tenant section.

Your deposit will be safeguarded by **my|deposits Scotland** for the duration of the tenancy and returned once you and your Landlord/Agent authorise its release.

**This Certificate has four sections:**

- |   |                                   |
|---|-----------------------------------|
| <b>1. Advice to Tenants</b>   | <b>2. Protection Details</b>      |
| <b>3. Key details of The Tenancy Deposit Schemes (Scotland) Regs 2011 - Reg 42.</b> | <b>4. The end of your Tenancy</b> |

## Section 1 - Advice to Tenants:

A Landlord must protect all relevant tenancy deposits unless a Letting Agent is instructed to protect the deposit by the Landlord.

The tenancy deposit protection legislation is retrospective. This means that all existing relevant deposits must be protected as well as future deposits.

At the end of the tenancy you will need your Deposit Release Code to authorise the release of the deposit. Your Landlord/Agent also has a Release Code. Please keep your code safe and do not reveal it to anyone, including your Landlord/Agent. We can issue a new code if you have lost your existing one.

Full details of the Scheme are contained in our Terms and Conditions available at [www.mydepositsscotland.co.uk](http://www.mydepositsscotland.co.uk).

## Section 2 - Protection Details

Certificate Number: DPC314779

Amount of Deposit Protected: £525.00

Property Address: 194 Renfrew Street, Glasgow, Lanarkshire, G3 6TX

Landlord/Agent Name: McMillan & Company

Landlord/Agent Address: 15 Hillhead Street  
Glasgow  
Lanarkshire  
G12 8PU

Tenant: Vinh Tu

Other Tenants:

Landlord Name: McMillan & Company

Landlord Registration Number: 11297/260/23210

Status of Landlord Registration: N/A

Date Deposit Collected from the Tenant: 22/08/2022

Date deposit received by mydeposits Scotland: 22/09/2022

Start Date of Tenancy: 22/08/2022

End Date of Tenancy: n/a

Landlord/Agent Signature:

Print Name:

Tenant/Lead Tenant Signature:

Print Name:

**IMPORTANT: The Scheme requires that this Certificate be signed by both the Landlord/Agent and Tenant/Lead Tenant to confirm that the information stated above is accurate to the best of both parties knowledge. If the information is incorrect the Scheme must be informed immediately.**



Signature of **Edward Hooker** (Chief Executive Officer of **my|deposits Scotland**)

## Section 3 - Key details of The Tenancy Deposit Schemes (Scotland) Regulations 2011 - Regulation 42

As well as lodging your deposit with a government approved tenancy deposit scheme, the Regulations also require your Landlord/ Letting Agent to provide you with specific information regarding the deposit protection. We assist your Landlord/Agent by providing the majority of the Regulation 42 in this Certificate and in the leaflet 'About Deposit Protection for Tenants - Reg 41 (Information for Tenants)'. It is the responsibility of the Landlord/Agent to provide you with both documents within 30 working days of the deposit being protected. We are not responsible for your Landlord/Agent's failure to provide the documents.

At the end of the tenancy you and your Landlord/Agent should discuss any necessary deductions to the deposit. If you believe that any proposed deductions are unfair you can use our free Alternative Dispute Resolution (ADR) Service to resolve your dispute.

**\* Please note that we are unable to fulfil the requirements in paragraphs (d) and (f) as explained below. Your Landlord/Agent must provide these details.**

Requirement:	How met:
(a) Confirmation of the amount of the tenancy deposit paid by the Tenant and the date on which it was received by the Landlord	Provided on this this Certificate.
(b) The date on which the deposit was paid to <a href="#">my deposits Scotland</a> .	Provided on this this Certificate.
(c) The address of the property to which the tenancy deposit relates.	Provided on this this Certificate.
(d) A statement that the Landlord is, or has applied to be entered on the register maintained by the local authority under Section 82 (registers) of the Antisocial Behaviours etc. (Scotland) Act 2004.	<p>The Landlord registration number is provided on the Certificate, however we are unable to verify the validity of the number or whether the registration has expired, terminated or been cancelled. The registration details are sent by the Scheme to the relevant registering authority who may take any appropriate enforcement action. Where the registration is a pending application, we will still protect the deposit and continue to do so even if the application is rejected.</p> <p>A Tenant can independently check if the Landlord or Agent is registered by checking the local authority where the rental property is located.</p>
(e) The name and contact details of the Scheme Administrator of the tenancy deposit scheme to which the tenancy deposit was paid.	<p><b>my deposits Scotland is administered by HFIS plc, T/A Hamilton Fraser Insurance</b></p> <p><b>(The Scheme Administrator).</b> my deposits Scotland, Ground Floor, Kingmaker House, Station Road, New Barnet, Hertfordshire EN5 1NZ.</p> <p>Tel 0845 634 5400 • Fax 0854 634 5409 • <a href="mailto:info@mydepositsscotland.co.uk">info@mydepositsscotland.co.uk</a></p>
(f) The circumstances in which all or part of the tenancy deposit may be retained at the end of the tenancy, with reference to the tenancy agreement.	<p><b>We are unable to provide this; however this should be within the relevant tenancy agreement you have signed.</b></p>

## Section 4 - The end of your Tenancy:

Please check the leaflet 'Deposit Protection for Tenants - Reg 41 (Information for Tenants)' for further information on the deposit release process or dispute resolution. Further information can also be found on our website [www.mydepositsscotland.co.uk](http://www.mydepositsscotland.co.uk).