



**DECISION AND STATEMENT OF REASONS OF ALISON KELLY, LEGAL  
MEMBER OF THE FIRST-TIER TRIBUNAL WITH DELEGATED POWERS OF  
THE CHAMBER PRESIDENT**

**Under Rule 8 of the First-tier Tribunal for Scotland Housing and Property  
Chamber Rules of Procedure 2017 ("the Rules")**

Case reference FTS/HPC/EV/25/4731

**Parties**

**Grant Low (Applicant)**

**15 Gladstone Place, Dunfermline, KY12 0JN (House)**

1. The Applicant lodged an application with the Tribunal, dated 3<sup>rd</sup> November 2025 seeking eviction of the Respondent from the property. In support of the application the Applicant lodged a Notice to Leave, dated 28<sup>th</sup> August 2025, but the Notice to Leave did not confirm the earliest date on which an application to the First-tier Tribunal could be made.
2. The Tribunal wrote to the Applicant on 27<sup>th</sup> November 2025 pointing out that the section had not been completed and asking for confirmation that a valid Notice to Leave had been served.
3. The Applicant responded on 15<sup>th</sup> December 2025 but did not provide a properly completed Notice to Leave.
4. The tribunal wrote again on 14<sup>th</sup> January 2026 confirming that if a valid Notice to leave had not been served the application could not proceed and asking for a response by 31<sup>st</sup> January 2026.
5. The Applicant has not replied to the email.

## DECISION

6. The Legal Member considered the application in terms of Rule 8 of the Chamber Procedural Rules. That Rule provides:-

### *Rejection of application*

**8.—(1)** *The Chamber President or another member of the First-tier Tribunal under the delegated powers of the Chamber President, must reject an application if—*

*(a) they consider that the application is frivolous or vexatious;*

*(b) the dispute to which the application relates has been resolved;*

*(c) they have good reason to believe that it would not be appropriate to accept the application;*

*(d) they consider that the application is being made for a purpose other than a purpose specified in the application; or*

*(e) the applicant has previously made an identical or substantially similar application and in the opinion of the Chamber President or another member of the First-tier Tribunal, under the delegated powers of the Chamber President, there has been no significant change in any material considerations since the identical or substantially similar application was determined.*

*(2) Where the Chamber President, or another member of the First-tier Tribunal, under the delegated powers of the Chamber President, makes a decision under paragraph (1) to reject an application the First-tier Tribunal must notify the applicant and the notification must state the reason for the decision.*

7. After consideration of the application and the documents submitted by the Applicant in support of same, the Legal Member considers that the application should be rejected on the basis that it is frivolous within the meaning of Rule 8(1)(a) of the Rules.

## Reasons for Decision

8. 'Frivolous' in the context of legal proceedings is defined by Lord Justice Bingham in *R v North West Suffolk (Mildenhall) Magistrates Court*, (1998) Env LR9. He indicated at page 16 of the judgment; *"What the expression means in this context is, in my view, that the court considers the application to be futile, misconceived, hopeless or academic"*. It is that definition which the Legal Member has considered as the test in this application, and on consideration of this test, the Legal Member considers that this application is frivolous, misconceived and has no prospect of success.
  
9. The Applicant has not provided a valid Notice to Leave, as required by sections 54 and 62 of the Private Housing (Tenancies)(Scotland) Act 2016. The application therefore cannot proceed and is rejected.

## What you should do now

If you accept the Legal Member's decision, there is no need to reply.

If you disagree with this decision –

An applicant aggrieved by the decision of the Chamber President, or any Legal Member acting under delegated powers, 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. Information about the appeal procedure can be forwarded to you on request.

# A Kelly

Alison Kelly  
Legal Member  
2<sup>nd</sup> March 2026

