



Decision with Statement of Reasons of the First-tier Tribunal for Scotland (Housing and Property Chamber) under Rule 8(1)(c) of the First-tier Tribunal for Scotland (Housing and Property Chamber) Rules of Procedure 2017 (“the Rules”)

Chamber Ref: FTS/HPC/CV/25/4764

Re: Property at 0/2 13 Lawrence St., Glasgow, G11 5HH (“the Property”)

Parties:

Ms Brie Kreuzfeldt, B/1 26 Dowanside Rd, Glasgow, G12 9DA (“the Applicant”)

Tribunal Members: Ruth O’Hare, Legal Member with delegated powers from the Chamber President

Decision

The Legal Member determined that there is good reason to believe that it would not be appropriate to accept this application received by the Tribunal on 6 November 2025.

The Legal Member therefore rejects the application under Rule 8(1)(c) of the Rules.

Background

- 1 This is an application under section 71 of the Private Housing (Tenancies) (Scotland) Act 2016 and Rule 111 of the Rules. The Applicant sought a payment order in respect of rent paid arising from a private residential tenancy, compensation and damages.
- 2 In terms of Rule 5(2) of the Rules, a Legal Member of the Tribunal with delegated powers from the Chamber President reviewed the application to assess whether it had been lodged in the required manner. Following said review, the Tribunal wrote to the Applicant by email on 26 November 2025 in the following terms:-

“Thank you for your recent application which has been reviewed by a Legal Member of the Tribunal with delegated powers of the President. Please provide the following further information:

1. *You have lodged form F under rule 111, application for civil proceedings. You appear to have named the letting agent as respondent. If you seek to make the application against your former landlord they should be named as respondent and an address should be provided for the landlord which is not a "care of" address.*
2. *At section 5(c) of the application you state that the order sought is a waiver of remaining rent due and payment of £500 as general damages. As regards any balance of rent due, in the event of your former landlord seeking to recover the rent it would be open to you to defend that application. Please explain the legal basis upon which you say the Tribunal has jurisdiction to deal with the issue before the landlord has sought payment. As regards the claim for general damages, please provide a breakdown of vouching for the sum claimed and an explanation as to why the Respondent may be liable to pay damages."*

3 The Tribunal received no response. On 13 January 2026 the Tribunal wrote again to the Applicant requesting the information no later than 3 February 2026, failing which the application would be rejected.

4 On 20 January 2026 the Tribunal received an email from the Applicant with three separate email threads detailing the issues she had experienced.

5 On 11 February 2026 the Tribunal wrote again to the Applicant in the following terms:-

"Your further information has been assessed by a Legal Member of the Tribunal with the delegated authority of the Chamber President. The Legal Member has requested the following information or documentation:

*You have not responded to the questions asked of you in the request for further information, a copy of which is attached hereto. It is not appropriate to lodge 95 pages of correspondence without responding to the questions properly. Please answer **both questions fully**. You will see that, among other things, you are required to provide an amended page of the application form removing the name and address of the letting agent and showing the correct Respondent, who appears to be Mr Eufemio Perella. You must provide a current address for the landlord. The application will not be accepted without this, and a proper response to the questions asked.*

*Please reply to this office with the necessary information by **25 February 2026**. If we do not hear from you within this time, the President may decide to reject the application."*

6 On 11 February 2026 the Applicant sent an email to the Tribunal stating that she had provided the evidence three times and the situation was "utterly ridiculous". She demanded a phone number so that she could schedule an in-person conversation, as email correspondence was not adequate and the situation needed to be escalated. She found the process to be "wildly insulting".

- 7 On 16 February 2026 the Tribunal wrote again to the Applicant in the undernoted terms:-

“Your application has been further reviewed by a legal member of the First-tier Tribunal with delegated powers of the Chamber President.

Your email of 11 February 2026 is acknowledged and has been considered.

You have had two requests sent to you requiring further information to enable your application to be progressed. You have been asked to provide an amended page of the application form removing the name and address of the letting agent and showing the correct Respondent, who appears to be Mr Eufemio Perella. You must provide a current address for the landlord. The application cannot be accepted without this and a proper response to the questions previously asked.

The tribunal does not discuss applications by means of telephone calls. Applications require to be lodged properly in writing. Please provide the required corrected application form on the answers to the questions previously asked.

The tribunal would suggest that you may wish to seek independent legal advice on this application, the matters contained in this letter and any further action which you wish to take. There is a section of the tribunal website which contains information and links to advice agencies and sources of independent advice.

Please respond by 9 March 2026 or the tribunal may reject your application.”

- 8 On 19 February 2026 the Tribunal received an email from the Applicant which stated, amongst other remarks, “I give up”. No further correspondence has been received from the Applicant as at the date of this decision.

Reasons for decision

- 9 The Legal Member has determined that the application should be rejected in terms of rule 8(1)(c) of the Rules, which states that an application must be rejected if the Tribunal has “*good reason to believe that it would not be appropriate to accept the application*”.

- 10 This application has been made under Rule 111, which is in the following terms:-

“111. Where a person makes any other application to the First-tier Tribunal by virtue of section 71(1) (First-tier Tribunal’s jurisdiction) of the 2016 Act, the application must—

(a) state—

(i) the name and address of the person;

(ii) the name and address of any other party; and

(iii) the reason for making the application;
(b) be accompanied by—
(i) evidence to support the application; and
(ii) a copy of any relevant document; and
(c) be signed and dated by the person.”

- 11 The Applicant is claiming for rent paid under the terms of her private residential tenancy agreement, along with compensation and damages. She has been advised that the application must be made against her landlord. She has been asked to amend her application to this effect. She has not done so. The Applicant has also failed to provide the address of the respondent which is a mandatory requirement under rule 111(a)(ii).
- 12 The Applicant has been asked to provide this information on three occasions. She has therefore been given the opportunity to address the outstanding matters. Given the terms of her email of 19 February 2026, the Legal Member can reasonably assume that she no longer wishes to proceed with her application.
- 13 The Legal Member has therefore determined that, based on the Applicant's failure to provide the information and cooperate with the Tribunal, it would not be appropriate to accept the application. The application does not in its current form comply with the mandatory requirements of Rule 111 and must therefore be rejected.

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.

Ruth O'Hare

Legal Member/Chair

12 March 2026

Date