



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

**Under Rule 5 of the First-tier Tribunal for Scotland Housing and Property
Chamber Rules of Procedure 2017 ("the Rules")**

in connection with

11 Coulter Court, 9 Keppochill Road, Glasgow ("the property")

Case Reference: FTS/HPC/CV/20/0603

Nick Cowie, 104 Bellgrove Street, Glasgow ("the Applicants")

**Jacqueline Carnwath, 11 Coulter Court, 9 Keppochill Road, Glasgow ("the
Respondent")**

1. By application received on 20 February 2020 the Applicant seeks an order for possession of the property in terms of Rule 65 of the Rules and Section 18 Housing (Scotland) Act 1988. A Notice to Quit, Section 33 Notice and AT6 were lodged with the application. The Applicant stated that a copy of the tenancy agreement cannot be provided.
2. The Tribunal issued a letter to the Applicant requesting further information on 5 March 2020. The Applicant was advised that, in the absence of a tenancy agreement, the Applicant should provide as much information about the tenancy as could be provided. The Applicant was also asked to clarify whether he had intended to apply in terms of Rule 66, as a Section 33 Notice had been lodged, and to provide additional information to establish that the Notice to Quit lodged with the application is valid. No response was received. On 26 June a further letter was issued to the Applicant directing the Applicant to provide a

response to the letter of 5 March 2020 by 13 July 2020, or the application may be rejected. No response has been received.

DECISION

3. The Legal Member considered the application in terms of Rule 5 of the Chamber Procedural Rules. That Rule provides:-

“(1) An application is held to have been made on the date that it is lodged if, on that date, it is lodged in the manner as set out in rules 43, 47 to 50, 55, 59, 61, 65 to 70, 72, 75 to 91, 93 to 95, 98 to 101, 103 or 105 to 111, as appropriate.

(2) The Chamber President or another member of the First-tier Tribunal, under the delegated powers of the Chamber President, must determine whether an application has been lodged in the required manner by assessing whether all mandatory requirements for lodgment have been met.

(3) If it is determined that an application has not been lodged in the prescribed manner, the Chamber President or another member of the First-tier Tribunal, under the delegated powers of the Chamber President, may request further documents and the application is to be held to be made on the date that the First-tier Tribunal receives the last of any outstanding documents necessary to meet the requirement manner for lodgment. “

- 4. After consideration of the application, the supporting documentation and correspondence from the Applicant, the Legal Member considers that the application should be rejected on the basis that the Applicant has failed to comply with Rule 5.**

Reasons for Decision

5. The Applicant submitted an application for an order for possession in in terms

of Rule 65 of the Procedural Rules. This Rule states that the application must “(b) be accompanied by – (i) a copy of the tenancy agreement (if available) or, if this is not available, as much information about the tenancy as the landlord can give; (ii) a copy of the Notice served on the tenant by the landlord of intention to raise proceedings for possession of a house let on an assured tenancy, (iii) a copy of the notice to quit served by the ;landlord on the tenant (if applicable) and (iv) evidence as the applicant has that the possession ground or grounds has been met and (v) a copy of the notice given to the local authority under section 11 of the Homelessness etc (Scotland) Act 2003.” The Applicant has failed to submit a copy of the tenancy agreement or any information regarding the terms of the tenancy. On two occasions the Tribunal has written to the Applicant, directing him to provide information and documentation regarding the tenancy and the application. No response has been received.

6. As the Applicant has failed to provide the information and documents required in terms of Rule 65 of the Rules, and has failed to submit information and documents, having been directed to do so in a request for further information by the Tribunal in terms of Rule 5(3) of the Rules, the Legal Member determines that the application cannot be accepted. The application is rejected on that basis.

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.

Josephine Bonnar
Legal Member
28 July 2020