



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

Chamber Ref: FTS/HPC/EV/19/2783

Re: Property at 5 Glenogle House, Edinburgh, EH3 5HR (“the Property”)

Parties:

Glenogle Heritage Ltd, 6 Back Lane, Wymondham, Norfolk, NR18 0QB (“the Applicant”)

Ms Gill Cobley, 5 Glenogle House, Edinburgh, EH3 5HR (“the Respondents”)

1. On 4 September 2019 an application was received from the Applicant. The application was made under Rule 66 of the Chamber Procedural Rules being an application by a private landlord for possession of rented property let under a Short Assured Tenancy. The following documents were enclosed with the application:-
 - (i) Tenancy Agreement;
 - (ii) Form AT5;
 - (iii) Notice to Quit;
 - (iv) Section 33 Notice;
 - (v) Notice to Local Authority section 11 Notice;
 - (vi) Notice of Incorporation of Glenogle Heritage Ltd
2. The Tenancy Agreement was in the name of the Applicant and the Respondent. The Tenancy Agreement was signed and dated 1 June 2003. The Tenancy Agreement states that tenancy shall start on 1 June 2003. In terms of the tenancy agreement the duration of the tenancy is stated as continuing until 30 November 2003.
3. The Notice to Quit was dated 13 June 2019 and addressed to the Respondent. The Notice to Quit seeks vacant possession as at 31 August 2019. The Section 33 (1) (d)

Notice was dated 13 June 2019 and addressed to the Respondent and provides that the landlord requires possession of the property on 31 August 2019.

DECISION

4. I have considered the application 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.”

5. After consideration of the application, I consider that the application should be rejected on the basis that it is frivolous within the meaning of Rule 8(1)(a) of the Procedural Rules.

REASONS FOR DECISION

6. "Frivolous" in the context of legal proceedings is defined by Lord Justice Bingham in *R v North West Suffolk (Mildenhall) Magistrates Court*, (1998) Env. L.R. at page 16, he states: - "*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 I have applied as the test in this application and, on consideration of this test, I have determined that this application is frivolous, misconceived and has no prospect of success.

7. Section 33 of the 1988 Act provides as follows:-

33 - Recovery of possession on termination of a short assured tenancy.

(1) Without prejudice to any right of the landlord under a short assured tenancy to recover possession of the house let on the tenancy in accordance with sections 12 to 31 of this Act, the First –Tier Tribunal shall make an order for possession of the house if satisfied that—

(a) that the short assured tenancy has reached its ish;

(b) that tacit relocation is not operating;

(c) that no further contractual tenancy (whether a short assured tenancy or not) is for the time being in existence; and

(d) that the landlord (or, where there are joint landlords, any of them) has given to the tenant notice stating that he requires possession of the house.

(2) The period of notice to be given under subsection (1)(d) above shall be—

(i) if the terms of the tenancy provide, in relation to such notice, for a period of more than two months, that period;

(ii) in any other case, two months.

8. The issue before me is whether recovery of possession of the property under Section 33 of the 1988 Act is competent. To recover possession of a short assured tenancy under Section 33 of the 1988 Act, the tribunal must be satisfied that the requirements of this section are met.

9. In this application the tenancy was for a period of 6 months from 1 June 2003 until 30 November 2003. The lease was silent as to what basis it would continue thereafter, and accordingly, it would continue and on same term thereafter, namely 6 monthly. The "ish date" falls every 6 month. The "ish date" is not therefore 31 August 2019. The Notice to Quit served in this case stated that the Tenancy Agreement would terminate on 31 August 2019. The Notice to Quit does not therefore end the tenancy on the ish date. If

the tenancy is in fact a short assured tenancy it has not therefore reached its end and a contractual tenancy is for the time being in existence.

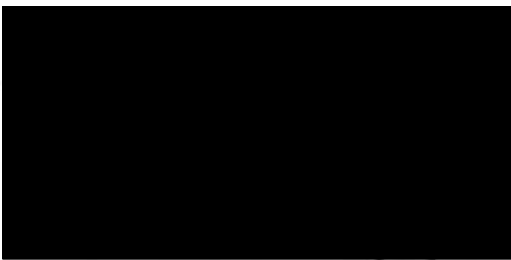
10. The Section 33 (1) (d) Notice was dated 13 June 2019 and sought vacant possession as at 31 August 2019. Section 33 of the Act provides that the period of notice under Section 33 has to be for a period of at least 2 months. As the Section 33 Notice submitted was dated 13 June 2019 and provides that possession was required by 31 August 2019, therefore the requirements of Section 33 (1) (d) have also not been met.
11. Accordingly, both in relation to the failure to end the tenancy on the end date and the failure to provide sufficient notice as required in terms of Section 33 (1) (d), the requirements of Section 33 have not been met and an order for recovery of possession could not therefore be competently made by the First-Tier Tribunal.
12. For the reasons set out above, it seems to me that the application is frivolous as the statutory requirements are not met.

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 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 of the decision was sent to them. Information about the appeal procedure can be forwarded to you on request.



Legal Member/Chair

23. 9. 16

Date