



**Decision with Statement of Reasons of the First-tier Tribunal for Scotland (Housing and Property Chamber) under Rule 26 of The First-tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017.**

Chamber Ref: FTS/HPC/EV/19/0832

Re: 25B Kerrsview Terrace, Dundee, DD4 9BJ ("the Property")

Parties:

Mr Paul Rossi ("the Applicant")

Rent Locally Tayside & Fife ("the Applicant's Representative")

Nicola Loftus ("the Respondent")

Tribunal Member: Jacqui Taylor (Legal Member)

The Tribunal rejects the application by the applicant dated 11<sup>th</sup> March 2019 under Tribunal Rule 109 being an application for eviction/possession.

The Tribunal sent the applicant a letter dated 25<sup>th</sup> March 2019 which requested further information to enable the application to be processed. In particular the Tribunal requested that the applicant provide full copies of the Notice to Leave and the Tenancy Agreement. The applicant provided the Tribunal with copies of these documents by email dated 26<sup>th</sup> March 2019.

The Notice to Leave is not valid. No date has been inserted in the Notice to Leave intimating to the Tenant that an application will not be submitted to the Tribunal for an eviction Order before a specified date.

Accordingly the Tribunal have good reason to believe that it would not be appropriate to accept the application and reject the application in terms of rule 8 (1)(c) of the Tribunal Rules.

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

**J Taylor**

.....Legal Member

Date: 16<sup>th</sup> April 2019