

# Housing and Property Chamber

## First-tier Tribunal for Scotland

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### First-tier Tribunal for Scotland Housing and Property Chamber

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

In connection with

Chamber Ref: FTS/HPC/RR/24/1405

**Parties:**

**Ms Joanne Docherty (“the tenant”)**

**Curb Letting (“the landlord”)**

**Property: 79 Loch Maree Way, Whitburn EH47 0RP (“the Property”)**

**Tribunal Member: Mrs A Devanny, Chamber President**

### **DECISION**

The Tribunal rejects the application paperwork submitted by the tenant received by the Tribunal on 26 March 2024 as it is an incomplete application and furthermore is premature. It appears to be made under Rule 61 of The First tier Tribunal for Scotland Housing and Property Chamber Rules of Procedure 2017 (“the Procedure Rules”). The rejection is made under Rule 8(1) (c) of the Procedure Rules.

### **REASONS**

The tenant in this case is seeking to make an appeal under section 24B of the Housing (Scotland) Act 1988 (“the 1988 Act”).

Rule 61 of The First tier Tribunal for Scotland Housing and Property Chamber Rules of Procedure 2017 (“the Procedure Rules”) states the mandatory information and documents which must be submitted to constitute an application to the Tribunal. One such document is a copy of the rent officer’s order following an application made to the rent officer.

An application cannot be made to the Tribunal until an application has been made to the rent officer and the order of the rent officer has been issued. The role of the Tribunal is to consider appeals against the rent set by the rent officer.

Currently and until 1 April 2024 the provisions in the 2016 Act relating to rent increases instigated by a notice from the landlord are modified by the Cost of Living (Tenant Protection) (Scotland) Act 2022.

It is for a party to make their application and the Tribunal cannot ignore the absence of mandatory information which is required by the legislative rules. At this stage the Tribunal takes the application at its highest but it cannot be ignored that a prescribed document, namely the order made by the rent officer, has not been provided and information which must be provided has been omitted. The application was incomplete when received by the Tribunal on 26 March 2024. The paperwork submitted encloses an application to be made to the rent officer dated 26 March 2024 which is the same date as the date that the application was lodged with the Tribunal. It appears that the tenant has misunderstood the procedure and has sent the application for the rent officer to the Tribunal. It is premature to submit an application to the Tribunal to appeal a decision of the rent officer when such a decision has not been made. To ensure the tenant was advised of the position without delay a communication was send on 27 March 2024 to the tenant by email.

The application is at the stage of being considered under Rules 5 and 8 of the Procedure Rules. The application is accordingly rejected in terms of rule 8 (1) (c) of the Procedure Rules which states

*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—.....*

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

## **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.**

# A Devanny

Mrs Aileen Devanny  
Chamber President  
29 March 2024