



**DECISION AND STATEMENT OF REASONS OF MARTIN J. MCALLISTER,
LEGAL MEMBER OF THE FIRST-TIER TRIBUNAL WITH DELEGATED
POWERS OF THE CHAMBER PRESIDENT**

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

in connection with

Flat 1/2, 33 Argyle Street, Paisley, PA1 2ES ("the Property")

Case Reference: FTS/HPC/LA/24/1336

Oseni Nuruden ("the Applicant")

Merkland Residential ("the Letting Agent")

1. The Applicant submitted an application to the Tribunal dated 20 March 2024 in terms of Section 48 (1) of the Housing (Scotland) Act 2014 ("the 2014 Act") and Rule 95 of the Rules in respect of the alleged failure of the Letting Agent to comply with the Letting Agent Code of Practice ("the Code").
2. On 25 April 2024, the Tribunal issued a request for further information. The Applicant was asked to provide an address for the letting agent and more information with regard to its identity. The Applicant was advised that Merkland Residential is not in the Scottish Letting Agent Register. The Applicant was advised that they may want to take legal advice on matters.
3. The Applicant responded to the request for further information and provided some information. They provided information about a Telegram discussion group and a person named Peace Diala to whom they had paid £200. The Applicant also provided partial information about payment of funds. The

Applicant did not provide further information about the letting agent.

DECISION

4. The Legal Member considered the application in terms of Rule 5 and Rule 95 of the Rules and Section 48 of the 2014 Act. Rule 5 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. “

5. **After consideration of the application the Legal Member considers that the application should be rejected in terms of Rule 8(1) (c) 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.” The basis of the decision is that the Applicant has failed to comply with Rule 5.**

REASONS FOR DECISION

6. The Applicant’s application is in terms of Section 48 of the 2014 Act and Rule

95 of the Rules. The Tribunal has jurisdiction to determine such applications when a Respondent is identified. The Applicant is unable to identify a letting agent and provide the necessary information to enable the application to proceed.

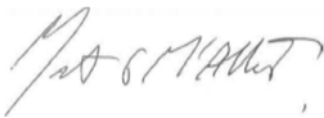
7. The Applicant has failed to provide information having been directed to do so in a request for further information by the Tribunal, in terms of Rule 5(3) of the Rules. The Legal Member therefore determines that the application cannot be accepted. The application is rejected on that basis.

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.



Martin J. McAllister, Legal Member
15 May 2024