



DECISION AND STATEMENT OF REASONS OF NICOLA IRVINE, 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

8/1 Rosevale Street, Hawick, TD9 9AD ("the Property")

Case Reference: FTS/HPC/EV/24/3214

RSI Investment Property Ltd, c/o Lowrie Property, 4 Tower Knowe, Hawick, TD9 9DQ ("the Applicant")

Mr Leon Pearson, 8/1 Rosevale Street, Hawick, TD9 9AD ("the Respondent")

1. The Applicant submitted an application dated 15 July 2024 for an eviction order under Rule 109 of the Rules. In support of the application, the Applicant lodged a rent statement, section 11 notice and a notice to leave.

DECISION

2. The Legal Member considered the application in 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.

- 3. After consideration of the application and the documents submitted by the Applicant in support of same, the Legal Member considers that the application should be rejected on the basis that it is frivolous within the meaning of Rule 8(1)(a) of the Rules.**

Reasons for Decision

4. 'Frivolous' in the context of legal proceedings is defined by Lord Justice Bingham in *R v North West Suffolk (Mildenhall) Magistrates Court*, (1998) Env LR9. He indicated at page 16 of the judgment; "*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 the Legal Member has considered as the test in this application, and on consideration of this test, the Legal Member considers that this application is frivolous, misconceived and has no prospect of success.
5. The Legal Member determined that the application did not meet the mandatory requirements. On 17 July 2024, the Tribunal sent an email to the Applicant's representative requesting further information. The Applicant's Representative was advised that a response was required by 24 July 2024 otherwise the

application may be rejected. No response was received.

6. The Tribunal sent a further email to the Applicant's representative on 28 August 2024 requesting further information by 11 September 2024 otherwise the application may be rejected. No response was received.
7. The Tribunal sent a further email to the Applicant's representative on 11 October 2024 requesting further information by 25 October 2024 otherwise the application may be rejected. No response was received.
8. The Applicant has been given several opportunities to provide further information and has failed to do so. The Legal Member therefore determines that the application is frivolous, misconceived and has no prospect of success. 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.

N Irvine

Nicola Irvine
Legal Member
22 November 2024