

Housing and Property Chamber
First-tier Tribunal for Scotland



**DECISION AND STATEMENT OF REASONS OF JOSEPHINE BONNAR,
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 Procedure Rules")**

Case References: FTS/HPC/EV/24/1231 and FTS/HPC/24/1233

206 Redburn, Bonhill, Alexandria ("the Property")

Buy & Let Property Ltd, Barton Lodge, Colwall, Malvern ("the Applicant")

Lee Alexander, Address Unknown ("the Respondent")

1. The Applicant seeks an eviction order and an order for payment in terms of Rules 109 and 111 of the Procedure Rules and Sections 51 and 71 of the Private Housing Tenancies (Scotland) Act 2016. After the applications had been submitted, the Applicant notified the Tribunal that the Respondent had abandoned the property. On 17 May 2024, the Tribunal issued a request for the Applicant to provide the Respondent's current address. The Applicant was directed to provide this information or submit an application for service by advertisement with a trace report from a tracing agent or Sheriff Officer. The Applicant was notified that the applications could not proceed without the required information or documents, but failed to respond to the request or to a number of reminders issued between June and October 2024.

Decision

2. After consideration of the application, the Legal Member considers that the applications should be rejected in terms of Rule 8(1)(c) of the Procedure Rules 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."

Reasons for Decision

3. Rule 5 of the Procedure Rules states that 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....105 to 111, as appropriate". In terms of Rules 5(2) and (3) the Chamber President or a Member with delegated powers must assess whether the "mandatory requirements for lodgement have been met" and "may request further documents". Rule 5(4) and 5(5) require an Applicant to submit an application for service by advertisement where the address of the Respondent is not known, with evidence of attempts to obtain an address. Rules 109 and 111 require an Applicant to provide an address for the Respondent and a copy of any relevant document.

4. The Applicant has failed to comply with Rules 5, 109 and 111 of the Procedure Rules. Furthermore, this failure to comply with the requirement to provide an address for the Respondent, or apply for service by advertisement, means that the applications, if accepted, could not be served on the Respondent. In the circumstances, the Legal Member is satisfied that there is good reason to believe that it would not be appropriate to accept the applications. The applications are 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.

J Bonnar

Josephine Bonnar, Legal Member

10 December 2024