



Decision with Statement of Reasons of the First-tier Tribunal for Scotland (Housing and Property Chamber) under The Tenancy Deposit Schemes (Scotland) Regulations 2011 (“The Regulations”)

Chamber Ref: FTS/HPC/CV/23/3169 and Chamber Ref: FTS/HPC/EV/23/3170

Re: Property at 1-1 28 Walker Street, Glasgow, G11 6RE (“the Property”)

Parties:

Mr Mingcan Tang, Liyuan Xue, Mr Haolai Jia, 2/2 16 Pembroke Street, Glasgow, G3 7BQ; No. 149, East Loop Road, Yang county, Hanzhong city, Shanxi Province, China; 7-3-3 Shengshi Huacheng, Jiange County, Jiange County, Sichuan Province, China (“the Applicant”)

Mr Lei Liu, UNKNOWN, UNKNOWN (“the Respondent”)

Tribunal Members:

Andrew McLaughlin (Legal Member) and Ann Moore (Ordinary Member)

Decision

[1] The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) refused the Applications.

The Hearing

[2] The Applications called for a conjoined Hearing at Glasgow Tribunals Centre at 10 am on 6 March 2025. There was no appearance by or on behalf of any of the Applicants. There had been no further contact from any of the Applicants to the Tribunal since the previous Case Management Discussion which had taken place on 28 November 2024. The Tribunal had explained that the Applicants who resided in China might seek to rely on their written representations, but the Tribunal had proceeded on the basis that the Applicants who reside in Glasgow would be present. The Tribunal could not determine

the Applications without hearing from parties. The details of the Hearing had been competently notified to all parties. The Tribunal had also allowed parties seven days to email in any dates to avoid before assigning the Hearing.

[3] The Respondent's solicitor, Ms Du of LB and Co solicitors was present on behalf of the Respondent. Ms Du invited the Tribunal to dismiss the Application. After considering matters, the Tribunal decided to refuse both Applications on the basis that the Applicants had failed to attend or be represented. The lack of evidence in support of the Applications made it impossible for the Tribunal to grant the Applications.

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.



Date: 6th March 2025