



**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

39/6 Polwarth Gardens Edinburgh, eh11 1LA ("the Property")

Case Reference: FTS/HPC/RP/25/2577

Rebekah Reed ("the Applicant")

1. On 15 June 2025, the Tribunal received an application from the Tenant in terms of Section 22 (1) of the Housing (Scotland) Act ("the 2006 Act") In an email which accompanied the application, the Applicant stated that she was seeking a rebate of rent.
2. The tenancy agreement submitted by the Applicant stated that she was one of five tenants.
3. The Applicant submitted a copy of a screen shot sent by a fellow tenant which referred to an "emergency" situation.
4. The Applicant stated that she was terminating the tenancy on 22 June 2025.

DECISION

5. The Legal Member considered the application in terms of Rule 5 and Rule 48 of the Rules. 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. “

- 6. 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 and Rule 48 and Section 22(3) of the 2006 Act.**

REASONS FOR DECISION

7. The Tenant’s application is in terms of Section 22(3) of the 2006 Act and Rule 48 of the Rules. Section 22(3) states that no application may be made unless the person making the application has notified the landlord that work requires to be carried out for the purpose of complying the duty to maintain the property in terms of Section 14 (1) (b) of the 2006 Act. Rule 48 (b) states that an application must be accompanied by the notification referred to. The screenshot submitted by the Applicant is not one which she sent to the Respondent and, in any event, did not specify the repairs issue which is considered to be a failure of the Respondent to maintain the Property to the repairing standard.
8. There is no provision in the 2006 Act for the Tribunal to make an award for rebate of rent.

9. The Tenant has failed to provide the information and documents required by Rule 48 of the Rules and Section 22(3) of the 2006 Act. 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
1 August 2025