



Decision with Statement of Reasons of the First-tier Tribunal for Scotland (Housing and Property Chamber) under Rule 26 of The First-tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017 (“the Tribunal Rules”)

0/2, 54 Kingarth Street, Glasgow, G42 7RN (“the Property”)

Case Reference: FTS/HPC/RP/25/3731

Celia Phillips (“the Applicant”)

1. The Tenant applied to the Tribunal in terms of Section 22 (1) of the Housing (Scotland) Act. The application is dated 1 September 2025.
2. The application states that the tenancy was from 16 January 2023 to 16 August 2025. The Applicant’s address in the application is different from the Property address.

The Law:

Section 22 (1) of the Housing (Scotland) Act 2006 states that:

“A tenant may apply to the First –tier Tribunal for determination of whether the landlord has failed to comply with the duty imposed by section 14 (1) (b).” The duty imposed by section 14 is for a landlord to ensure that the house meets the repairing standard at all times during the tenancy.

3. The Applicant is no longer a tenant and was not a tenant when the application was received by the Tribunal.
4. The statutory provision is clear. An application requires to be submitted by a tenant not a former tenant.
5. Accordingly, the Tribunal has good reason to believe that it would not be appropriate to accept the application and rejects the application in terms of rule 8 (1) (c) of the Tribunal Rules

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

M J McAllister

Martin J. McAllister, Legal Member, 18 September 2025