



**DECISION AND STATEMENT OF REASONS OF JAMES BAULD, 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 Procedural Rules")

in connection with

Case reference FTS/HPC/RN/25/3180

Parties

Ms Carol Theres Orlando (Applicant)

Flat 2, 4 Papermill Wynd, Edinburgh, EH7 4GJ (House)

1. The application was made under Rule 108 of the Procedural Rules being an application to appeal a rent set by a rent officer.
2. The application was accompanied by supporting documentation.
3. By way of emails dated, 4 August 2025, 26 August 2025, 9 October 2025 and 27 October 2025 requests for further information was sent to the Applicant.
4. There have been no substantive responses to those requests which also advised that the application may be rejected should the information not be provided.
5. The final request for further information was sent to the applicant by way of email dated 27 October 2025. This request also advised that the application may be

rejected should the information not be provided. No response has been received from the applicant.

6. The terms of that email of 27 October 2025 included the following...

“We wrote to you on 09 October 2025 (enclosed) requesting that you provide us with further information by 23 October 2025 before we could consider your application. To date we have received no response from you. Please reply to this office with the necessary information by 3 November 2025. If we do not hear from you within this time, the President may decide to reject the application.”

DECISION

7. The circumstances in which an application is to be rejected are governed by 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."

- 8. After consideration of the application, the further information referred to and the lack of correspondence from the Applicant, the Legal Member considers that the application should be rejected on the basis that it would not be appropriate to accept the application within the meaning of Rule 8(1)(c) of the Procedural Rules.**

REASONS FOR DECISION

9. Four requests were made for further information from the Applicant. This additional information requested was necessary to allow the application to proceed. The applicant was informed that the additional information was essential to allow further progress of the application and was warned that failure to respond may lead to the application being rejected. The applicant was warned of specific time limits which applied to this type of application. In the absence of any response by the Applicant, it would not be appropriate to accept the application and accordingly it is rejected.

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.



Mr James Bauld

Legal Member

6 November 2025