



**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

171 b Slateford Road, Edinburgh, EH14 1PU ("the Property")

Case Reference: FTS/HPC/RP/25/2926

Lilian Ball ("the Tenant")

1. On 8 July 2025, the Tribunal received an application from the Tenant in terms of Section 22 (1) of the Housing (Scotland) Act ("the 2006 Act") On 13 August and 29 August 2025, the Tribunal issued a request for further information to the Tenant. The Tenant was asked to provide clarity on two aspects of the application: inclusion of her co-tenant and inclusion of the landlord rather than the letting agent. The Tenant was seeking an abatement of rent because of a historic issue which rendered unusable the kitchen of the Property. The Tenant was advised that an application in respect of the repairing standard could not lead to an abatement of rent, and she was asked to consider whether she wanted to continue with the application. The tenant was directed to the possibility of considering an application under Rule 111 of the Tribunal's rules. No response has been received to either of the requests for information.

DECISION

2. 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. “
3. **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 .**

REASONS FOR DECISION

4. The Tenant has failed to provide the information which has been requested, having been directed to do so in a request for further information by the Tribunal, in terms of Rule 5(3) of the Rules. 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.

M McAllister

Martin J. McAllister, Legal Member
23 October 2025