



**Decision and statement of Reasons of the First Tier Tribunal (Housing and Property Chamber)**

**Under Rule 8 of the First Tier Tribunal for Scotland Housing and Property Chamber Rules of Procedure 2017 'the Rules'.**

In respect of application by Dr Rami Sawalha in terms of rule 109 of the Rules.

**Case reference FTS/HPC/EV/25/4485**

At Glasgow on the 10 December 2025, Lesley Anne Ward, legal member of the First –Tier Tribunal 'the Tribunal' with delegated powers of the Chamber President, rejected the above application in terms of Rule 8(1) (a) and (c) of the Rules

1. This is an application by Dr Rami Sawalha for eviction in terms of rule 109. The application was dated 17 October 2025 and was added to the case management system of the Tribunal Chamber on 20 October 2025. There was a second application in terms of rule 111 in respect of rent arrears.
2. The in-house convenor reviewed the application, and the Tribunal wrote to the applicant on 11 November 2025 seeking further information as follows:

You have lodged a notice to leave dated 18 February 2025 which states that an application to the Tribunal will not be made before 22 March 2025. The date of service is unclear. In terms of section 55 of the Private Housing (Tenancies)(Scotland) Act 2016 a landlord may not make an application to the Tribunal for an eviction order using a copy of a notice to leave more than 6 months after the day on which the relevant period in relation to the notice expired. Your application was lodged on 17 October 2025 which is more than 6 months after the notice period expired. If a fresh notice to leave has been served, please supply this and evidence of service. If the only notice to leave served is the one dated 18 February 2025 it would appear that your application will require to be rejected.

The method of service of the notice to leave is unclear. You have lodged copy text messages. Please clarify the method of service on each tenant.

Please provide a statement of rent arrears which details the monthly sum due, the amount paid and the accumulating balance.

3. The applicant has not responded.
4. I have reviewed the application today. In my view the application is time barred.
5. The notice to leave lodged is dated 18 February 2025 and it states that an application for eviction will be made to the Tribunal no earlier than 22 March 2025. The application is dated 17 October 2025 and was received on the case management system on 20 October 2025.
6. Section 55 of the Act provides:

**55 Restriction on applying 6 months after the notice period expires**

(1) A landlord may not make an application to the First-tier Tribunal for an eviction order against a tenant using a copy of a notice to leave more than six months after the day on which the relevant period in relation to that notice expired.

(2) In subsection (1), “the relevant period” has the meaning given in section 54(2).

(3) The reference in subsection (1) to using a copy of a notice to leave in making an application means using it to satisfy the requirement under section 52(3).

7. Section 52 of the Act provides:

**52 Applications for eviction orders and consideration of them**

(1) In a case where two or more persons jointly are the landlord under a tenancy, an application for an eviction order may be made by any one of those persons.

(2) The Tribunal is not to entertain an application for an eviction order if it is made in breach of—

(a) subsection (3), or

(b) any of sections 54 to 56 (but see subsection (4)).

(3) An application for an eviction order against a tenant must be accompanied by a copy of a notice to leave which has been given to the tenant.

(4) Despite subsection (2)(b), the Tribunal may entertain an application made in breach of section 54 if the Tribunal considers that it is reasonable to do so.

(5) The Tribunal may not consider whether an eviction ground applies unless it is a ground which—

(a) is stated in the notice to leave accompanying the landlord’s application in accordance with subsection (3), or

(b)has been included with the Tribunal's permission in the landlord's application as a stated basis on which an eviction order is sought.

8. More than 6 months have elapsed since the notice to leave expired. It is therefore not possible for the Tribunal to entertain the application. There is no discretion. The applicant is referred to page 318 and 319 of 'Evictions in Scotland' By Stalker in this regard.
9. Rule 8(1)(a) of the Rules allows an application to be rejected by the Chamber President if ***"they consider that an application is vexatious or frivolous"***.
10. "Frivolous" in the context of legal proceedings is defined by Lord Justice Bingham in R-v- North West Suffolk (Mildenhall) Magistrates Court (1998) Env.L.R.9. At page 16 he states:- "What the expression means in this context is, in my view, that the court considers the application to be futile , misconceived, hopeless or academic".
11. I consider that this application is misconceived and has no reasonable prospect of success. The application is time barred as more than 6 months have passed since the notice period on the notice to leave expired. Six months from 22 March 2025 is 22 September 2025. The application was not sent to the Tribunal until 17 October 2025.
12. Further, in terms of Rule 8(c) of the rules I have good reason to consider that it would not be appropriate to accept this application as it is time barred and the Tribunal has no discretion to extend the time limit in terms of s55 of the Act. Further, the applicant has failed to respond to the Tribunal's request for further information of 11 November 2025.

**NOTE: What you should do now.**

**If you accept this decision there is no need to reply.**

**If you disagree with this decision you should note the following:**

**An applicant aggrieved by this 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 seek permission to appeal within 30 days of the date the decision was sent them. Information about the appeal procedure can be forwarded on request.**

## Lesley Ward

Lesley Anne Ward

Legal Member