



**DECISION AND STATEMENT OF REASONS OF FIONA WATSON, 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

41 Laburnum Road, Cumbernauld, G67 3AA ("the Property")

Case Reference: FTS/HPC/CV/25/2892

**KLM Estates Limited, c/o Suite 5, 56-68 Stirling Street, Airdrie, ML6 0AS ("the
Applicant")**



1. The Applicant seeks a payment order in terms of Rule 111 of the Rules. The Applicant lodged the following documents with the application:
 - (i) Rent statement
 - (ii) Tenancy agreement
2. Following a further information request, the Applicant provided the following information:
 - (i) Rent increase notice
3. On 27 August the following information was sought from the Applicant's representative:
 - (i) *"The applicant's address provided is a c/o address at your firm's address. Please provide a proper address for the applicant. A c/o address is not*

sufficient.

- (ii) *The rent increase notice produced increased the rent to £386.25 from 18 August 2023. This does not accord with the rent charged in the rent statement provided. Please confirm the position.”*

4. This request was not responded to. On 22 October 2025 a further request for the same information was made to the applicant’s representative. This request again was not responded to.

DECISION

5. The Legal Member considered the application in terms of 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.

- 6. After consideration of the application and the documents submitted by the Applicant in support of same, the Legal Member considers that the application should be rejected on the basis that there is good reason to believe that it would not be appropriate to accept the application within the meaning of Rule 8(1)(c) of the Rules.**

Reasons for Decision

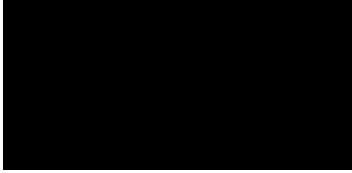
7. Letters were sent to the Applicant on 27 August and 27 October 2025 seeking (i) a proper address for the applicant and (ii) clarification on the rent increase notice which did not tie in with the sum detailed in the rent statement. Both went unanswered.
8. The letter of 27 October 2025 set out that should this not be provided, the tribunal would likely reject the application. No response was received to said letter.
9. The Applicant has failed to cooperate with requests of the Tribunal. No address has been provided for the applicant. No evidence has been provided to show that the rent was increased competently and in line with that charged in the rent statement. The Legal Member therefore determines that it would not be appropriate to accept the application. 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.



Fiona Watson
Legal Member
28 November 2025