



**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

Flat 0/2, 81 Oban Drive, Glasgow, G20 6AD ("the Property")

Case Reference: FTS/HPC/RP/24/4610

Kerry Scott ("the Applicant")

Blair Boyd ("the Respondent")

1. The Applicant submitted an application to the Tribunal in terms of Section 22 (1) of the Housing (Scotland) Act 2006 which was received on 23 October 2025.
2. The application was about the alleged failure of the Respondent to maintain the Property to the repairing standard.
3. On 5 December 2025, the Applicant was asked to provide further information. She was asked to provide evidence that she had delivered a letter of notification to the Respondent setting out the repairs issue. She was also asked to clarify whether the tenancy was still in place and, if it had been terminated, the date when that had occurred.
4. The Applicant gave no response to the letter seeking information and a reminder was sent on 5 January 2026. The Applicant has not responded.

DECISION

5. The Legal Member considered the application in terms of Rule 5 of the Chamber Procedural 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. “

6. **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 Rules 5(3) and 48(1) (b) (ii) of the Tribunal Rules.**

REASONS FOR DECISION

7. In terms of section 22 (1) of the 2006 Act, a tenant may apply to the Tribunal for determination of whether a landlord has failed to comply with the duty to maintain a house to the repairing standard. The Applicant has failed to provide evidence that the appropriate notification has been given to the Respondent.

8. The Applicant has failed to provide information, having been required to do so

by the Tribunal.

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
10 February 2026