



Decision with Statement of Reasons of the First-tier Tribunal for Scotland (Housing and Property Chamber) under Rule 8(1)(c) of the First-tier Tribunal for Scotland (Housing and Property Chamber) Rules of Procedure 2017 (“the Rules”)

Chamber Ref: FTS/HPC/CV/25/4356

Re: Property at 3/10 - 145 Albion Street, Glasgow, G11QS (“the Property”)

Parties:

Mr Batuhan Aktas, Blackhall Manor, Barrhead Road, Paisley, PA2 7EA (“the Applicant”)

Tribunal Members: Ruth O’Hare, Legal Member with delegated powers from the Chamber President

Decision

The Legal Member determined there is good reason to believe that it would not be appropriate to accept this application received by it on 8 October 2025.

The Legal Member therefore rejects the application under Rule 8(1)(c) of the Rules.

Background

- 1 This is an application for a payment order under Rule 111 of the Rules and section 71 of the Private Housing (Tenancies) (Scotland) Act 2016. The application was received by the Tribunal on 8 October 2025.
- 2 In terms of Rule 5(2) of the Rules, a Legal Member of the Tribunal with delegated powers from the Chamber President reviewed the application to assess whether it had been lodged in the required manner.
- 3 Following said review, the Tribunal wrote to the Applicant by email on 7 November 2025 in the following terms:-

“A legal member of the Tribunal has reviewed your application. Before a decision can be made on whether the application is valid we require you to provide the following information:-

- 1 *A completed Form F. The form you have provided is unsigned and undated. Part 5(c) is blank. You must specify the order you are seeking*

from the Tribunal. You have also stated at section 4 that the property to which the application relates is your own property. This appears to be an error.

- 2 *You have stated that the Respondent has vacated the property. Please amend the Form F to provide a current address for the Respondent.*
- 3 *A copy of the tenancy agreement.*
- 4 *A rent statement in table that shows the rent due date, rent due, payments received, and a running balance of arrears, dating back to when the arrears began to accrue.*
- 5 *If the rent was increased at any point during the tenancy, a copy of the rent increase notices.*

Please reply to this office with the necessary information by 21 November 2025. If we do not hear from you within this time, the President may decide to reject the application.”

- 4 The Tribunal received no response from the Applicant. On 22 December 2025 the Tribunal wrote again to the Applicant by email requesting the information within three weeks, failing which the Tribunal would have no option but to reject the application.
- 5 No response has been received from the Applicant as at the date of this decision.

Reasons for decision

- 6 The Legal Member considered the application in terms of the Rules and determined 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*”.
- 7 The basis of the decision is that the Applicant has failed to provide the information requested by the Tribunal. In terms of Rule 5(3) of the Rules, the Chamber President or another member of the Tribunal under the delegated powers of the Chamber President, may request further documents if it is determined that an application has not been lodged in the prescribed manner. The Applicant has failed to provide all documents required for an application under Rule 111. The Tribunal has written to the Applicant on two occasions requesting further information. The Applicant has accordingly been given the opportunity to address the outstanding matters.
- 8 The Legal Member has therefore concluded that the Applicant’s failure to provide the information requested by the Tribunal constitutes good reason to reject the application under Rule 8(1)(c).

Right of Appeal

In terms of Section 46 of the Tribunal (Scotland) Act 2014, a party aggrieved by the decision of the Tribunal 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.

Ruth O'Hare

4 February 2026

Legal Member/Chair

Date
