



**Decision with Statement of Reasons of the First-tier Tribunal for Scotland
(Housing and Property Chamber) under Section 18 of the Housing (Scotland)
Act 1988**

Chamber Ref: FTS/HPC/LA/25/1950

Re: Property at 18 Albert Den, Albert Lane, Aberdeen, AB25 1SY (“the Property”)

Parties:

**Michael McLeod, Ailsa Fyfe, 18 Albert Den, Albert Lane, Aberdeen, AB25 1SY
 (“the Applicant”)**

**CW Property Leasing Ltd, 100 Forest Avenue, Aberdeen, AB15 4TL (“the
 Respondent”)**

Tribunal Members:

Melanie Barbour (Legal Member) and Sandra Brydon (Ordinary Member)

Decision (in the absence of the Applicant)

**The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the
 Tribunal”) determined that the application would be dismissed.**

- 1.** An application was made to the First Tier Tribunal for Scotland (Housing and Property Chamber) under Rule 95 of the First Tier Tribunal for Scotland (Housing and Property Chamber) (Procedure) Regulations 2017 (“the 2017 Rules”) seeking an order under the Letting Agent Code of Practice.
- 2.** The application contained:- a copy of the letting agent’s failure to comply notification; and evidence of service; and a paper apart.
- 3.** Notice of the case management discussion had been sent to the parties by letters dated 16 September and 6 November 2025.

4. There was no appearance by the applicants at the case management discussion on 16 February 2026. The respondent appeared.

5. In terms of Rule 27 of the Tribunal Rules 2017, as the applicant did not appear, the tribunal dismissed the Applicant's application.

Decision

6. Application dismissed.

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.

Melanie Barbour – Legal Member
23 February 2026