



**DECISION AND STATEMENT OF REASONS OF JOAN DEVINE, 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

1/3 49 Old Dumbarton Road, Glasgow G3 8RF ("the Property")

Case Reference: FTS/HPC/PR/26/0506

Sui Gu, Flat 1419, 50 Holland Street, Glasgow G2 4BA ("the Applicant")

1. The Applicant lodged form G under rule 103 (application for order for payment where landlord has failed to carry out duties in relation to tenancy deposits) dated 29 January 2026 and submitted on 31 January 2026. In the application the Applicant sought return of a tenancy deposit paid. The Applicant noted in the application that the tenancy deposit was not lodged with an approved scheme within 30 days of the deposit being received. The Applicant stated that the tenancy ended on 14 September 2025
2. On 4 February 2026 the Tribunal advised the Applicant that applications under rule 103 must be made no later than 3 months after the tenancy has ended as stated in regulation 9 of the Tenancy Deposit Schemes (Scotland) Regulations 2011 ("2011 Regulations"). The Tribunal noted that the deadline for making an application under rule 103 was 14 December 2025 and that as the application was not submitted until 31 January 2026. The Tribunal invited the Applicant to withdraw the application. No response was received.

DECISION

3. 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.

- 4. After consideration of the Application and documents lodged in support of same the Legal Member considers that the Application should be rejected on the basis that it is frivolous within the meaning of Rule 8(1)(a) of the Procedural Rules.**

Reasons for Decision

5. 'Frivolous' in the context of legal proceedings is defined by Lord Justice Bingham in *R v North West Suffolk (Mildenhall) Magistrates Court*, (1998) Env LR9. He indicated at page 16 of the judgment; "What the expression means in this context is, in my view, that the court considers the application to be futile, misconceived, hopeless or academic". It is that definition which the Legal Member has considered as the test in this application, and on consideration of this test, the Legal Member considers that this application is frivolous, misconceived and has no prospect of success.

6. The Applicant sought an order under rule 103. In terms of regulation 9 of the 2011 Regulations such an application must be made within 3 months of the tenancy ending. The tenancy ended on 14 September 2025. The deadline for making the application was therefore 14 December 2025. In the application the Applicant made reference to seeking return of the deposit. Such an application would require to be made under rule 111 on form F. In all the circumstances, the Legal Member determines that the Application is frivolous, misconceived and has no prospect of success. 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.

Joan Devine
Legal Member

23 February 2026