



**DECISION AND STATEMENT OF REASONS OF JAMES BAULD, 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 Procedural Rules")

in connection with

Case reference FTS/HPC/EV/25/3553

Parties

Laura Gardiner (Applicant)

James Gardiner (Applicant's Representative)

28 Waverley Crescent, Lanark, ML11 7EF (House)

1. The application was made under Rule 65 of the Procedural Rules being an application for an eviction order in connection with an assured tenancy. The application was accompanied by supporting documentation
2. By way of email dated 3 September 2025 a request for further information was sent to the Applicant. No substantive response was received to that request
3. A second request for further information was sent to the applicant by way of letter and email dated 22 October 2025. No response was received to that request.

4. A third request for further information was sent on 28 November 2025. No substantive response was received to that request.
5. A fourth request was sent on 28 January 2206
6. The terms of that letter included the following...

“We refer to our previous emails regarding this application, in particular our email of 22 October 2025, copy attached. Despite subsequent reminders, we do not appear to have received the requested information which is necessary before a decision can be made on whether the application can progress. We will allow you a final opportunity to provide the information. Please respond no later than by 11 February 2026. Upon receipt of your response we may seek further information from you before a decision is made on whether the application is valid and can proceed to a tribunal for determination. If you no longer wish to proceed with the application please confirm in writing that it can be withdrawn. Residential tenancies can be complex and we would strongly encourage you to seek independent legal advice if you require guidance with your application. Please note if you fail to respond your application will likely be rejected by the Chamber President and a decision published on the Tribunal’s website”.

7. No response has been received to that request.

DECISION

8. The circumstances in which an application is to be rejected are governed by 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."

- 9. After consideration of the application, the further information referred to and correspondence from the Applicant, the Legal Member considers that the application should be rejected on the basis that it would not be appropriate to accept the application within the meaning of Rule 8(1)(c) of the Procedural Rules.**

REASONS FOR DECISION

10. Four requests were made for further information from the Applicant. This additional information requested was necessary to allow the application to proceed. The applicant was informed that the additional information was essential to allow further progress of the application and was warned that failure to respond may lead to the application being rejected.
11. In the absence of any response by the Applicant, it would not be appropriate to accept the application and accordingly it is rejected.

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.

James Bauld

Mr James Bauld

Legal Member

4 March 2026