



**DECISION AND STATEMENT OF REASONS OF JOSEPHINE BONNAR,  
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 Procedure Rules")**

**Case Reference: FTS/HPC/EV/25/3557**

**129 MacKay Road, Inverness ("the Property")**

**William Williamson, 45 Muirtown Street, Inverness ("the Applicant")**

1. The Applicant lodged an application for an eviction order in terms of Rule 109 of the Procedure Rules and Section 51 of the Private Housing Tenancies (Scotland) Act 2016 ("the 2016 Act"). Various documents were submitted with the application.
2. The Tribunal issued a request for further information and documents in terms of Rule 5(3) of the Procedure Rules. The Applicant was directed to provide a copy of the tenancy agreement, a copy of the notice to leave with evidence of service on the Respondent, a copy of the section 11 notice and evidence in support of the eviction ground. The Applicant initially failed to respond to the request. In response to a reminder, he asked for a further copy of the request and then submitted various documents. However, he did not provide the documents which had been requested. Two further requests were issued, with no response from the Applicant. The Applicant had been notified that if he failed to respond, the application could be rejected.

**Decision**

3. 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."

**Reasons for decision**

4. Rule 5 of the Procedure Rules states that 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..." the relevant Rule. In terms of Rules 5(2) and (3), the Chamber President or a Member with delegated powers must assess whether the "mandatory requirements for lodgement have been met" and "may request further documents".

5. The Applicant failed to provide the Tribunal with the Notice to leave, section 11 notice and evidence in support of the eviction ground. These documents are required in terms of Rule 109 of the Procedure Rules, and the application cannot be accepted without them. The Applicant also failed to provide the documents in response to several requests issued by the Tribunal in terms of Rule 5.
6. In the circumstances, the Legal Member is satisfied that there is good reason to believe that it would not be appropriate to accept the application. 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.

Josephine Bonnar

Josephine Bonnar, Legal Member

2 April 2026