



Decision with Statement of Reasons of Karen Moore, Legal Member of the First-tier Tribunal with delegated powers of the Chamber President of the First-tier Tribunal for Scotland (Housing and Property Chamber), under Rule 8 of The First-tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017 (“the Rules”)

Case reference **FTS/HPC/CV/25/4780**

Parties

Ms Gemma Knight and Mr Mark Homan (Applicant)

Principal Investments Lets (Applicant’s Representative)

50 Whitehill Avenue, Kirkintilloch, G66 2JL (House)

Decision

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that the Application should be dismissed on the basis that it would not be appropriate to accept the Application in terms of Rule 8(1)(c).

Background

1. The Application was submitted by the Applicants’ Representative on their behalf to the Tribunal under Section 71 of the Private Housing (Tenancies) (Scotland) Act 2016 and Rule 111 of the Rules on 5 November 2025.

2. The Application was considered by the Tribunal and further information, namely the address of the Respondent, was requested by emailed letters issued on 27 November 2025 and 22 January 2026. Each email set out that either a contact address for the Respondent or an application for service by advertisement was required. Guidance on how to proceed was given. The later email warned that failure to reply might mean that the Application might be rejected. The Applicants' Representative failed to reply and failed to submit the documentation necessary for the Application to be accepted.

Reasons for Decision

3. The Tribunal 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; (c) they have good reason to believe that it would not be appropriate to accept the application; (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. Rule 111 of the Rules provides that an Application must state the Respondent's address, the reason being to effect service on and fair notice to the Respondent. In the absence of an address for the Respondent, an application for service by advertisement is required to effect service on and fair notice to the Respondent. In this case, the Applicants' Representative has failed to provide the required information. The Tribunal cannot grant the Application without this information.

5. The Tribunal consider that there is good reason why the Application cannot be accepted. Accordingly, the Application is rejected.

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.

Karen Moore

Legal Member

26 March 2026

Date