



**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/25/5377

77 Divernia Way, Glasgow ("the Property")

Neeraj Salwan, 4 Lynedoch Place, Glasgow ("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"). A number of documents were lodged with the application.
2. The Tribunal issued a request for further information and documents in terms of Rule 5(3) of the Procedure Rules to the Applicant's representative. The Applicant was directed to provide a legible copy of the tenancy agreement and evidence in support of the eviction ground. In response, the Applicant's representative stated that they did not hold a legible version of the tenancy agreement and also confirmed that they no longer acted for the Applicant. A copy of the request was then issued to the Applicant. He did not respond to the request or to several reminders issued by the Tribunal. The Applicant had been notified that the application could be rejected if he did not respond.

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 has failed to provide the Tribunal with evidence in support of the eviction ground. This is required in terms of Rule 109, and the application cannot be accepted without it. The Applicant also failed to provide the evidence in response to several requests issued by the Tribunal in terms of Rule 5(3).
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, Legal Member

21 May 2026