



**DECISION AND STATEMENT OF REASONS OF FIONA WATSON, 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

136 Invergarry Drive, Glasgow, G46 8UN ("the Property")

Case Reference: FTS/HPC/CV/25/5495

**Maroef Sherzad, 25 Kintyre Crescent, Newton Mearns, Glasgow, G77 6SR ("the
Applicant")**

1. The Applicant seeks an order for payment in terms of Rule 111 of the Rules.
The Applicant lodged the following documents:
 - (i) Signed application form
 - (ii) Tenancy agreement
 - (iii) Copy text messages with landlord
 - (iv) Tenancy deposit receipt
 - (v) Photographs

DECISION

2. 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.

3. After consideration of the application and the documents submitted by the Applicant in support of same, 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 Rules.

Reasons for Decision

4. An email was sent to the applicant on 14 March 2026 seeking further information from the Applicant as follows:
 - (i) *Your email dated 18 February 2026 contains a section numbered 6C headed “evidence of contact with landlord”. We cannot see any evidence attached. Please provide information and evidence that you contacted the landlord about each matter that you are complaining about, when that contact was made, and*

what the landlord's response was on each occasion.

- (ii) *You have amended the sum sued for which is a percentage of the rent paid by you throughout the tenancy. You have said that you want compensation because of the condition of the property. You must be able to demonstrate your loss as a result of the living conditions and it is not straightforward to quantify loss. You may wish to take advice from a solicitor or housing advisory service before responding.*
5. This information was not provided and a further email was sent to the Applicant on 30 April 2026 again seeking this information. This email was again not replied to.
 6. A further email was sent to the Applicant on 3 June 2026 requesting the outstanding information be provided within two weeks, failing which, the application may be considered for rejection. This email was not replied to.
 7. The application is therefore entirely lacking in specification as to the quantification of alleged loss suffered, and evidence to support same. The Applicant has failed to cooperate with the tribunal in their reasonable requests for such information.
 8. The Legal Member therefore determines 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.

Fiona Watson
Legal Member
10 July 2026