



Decision and statement of Reasons of the First Tier Tribunal (Housing and Property Chamber)

Under Rule 8 of the First Tier Tribunal for Scotland Housing and Property Chamber Rules of Procedure 2017 ‘the Rules’.

In respect of application by Aunu Olowe and Bisola Aleru in terms of rule 103 of the Rules.

Case reference FTS/HPC/PR/26/1358

At Glasgow on the 12 August 2026, Lesley Anne Ward, legal member of the First –Tier Tribunal ‘the Tribunal’ with delegated powers of the Chamber President, rejected the above application in terms of Rule 8(1) (c) of the Rules

1. This is an application by Aunu Olowe and Bisola Aleru, ostensibly for a penalty regarding a tenancy deposit in terms of rule 103 of the Rules.
2. The application was dated 21 March 2026 and was entered in the case management system of the Tribunal Chamber on 26 March 2026.
3. The in-house convenor reviewed the application and the Tribunal wrote to the applicants on 28 March 2026 as follows:

A Legal Member of the Tribunal has reviewed your application. Before a decision can be made on whether your application can proceed, we require you to provide us with the following information:-

- (1) You have raised the application under Rule 103, This rule applies where a tenant is seeking an order that the landlord has failed to lodge their deposit in a tenancy deposit scheme. Based on the content of your application, this does not appear to be what you are seeking. Please confirm if you wish to amend to rule 111?
- (2) You must provide the Respondent’s residential address for service of the papers. The address you have provided appears to be the office address of the letting agent. This is not sufficient. If you do not know

the landlord's address, you must take reasonable steps to ascertain this. You may wish to start with requesting this from the letting agent.

4. The applicants responded on 10 April 2026 as follows:

Thank you for your reply. I would like to amend to Rule 111. The confirmed address for the landlord is 2 Ringans Lane Stirling, FK7 9DP.

5. The tribunal sent a further request for information to the applicants on 21 May 2026 as follows:

A legal member of the First-tier Tribunal with delegated powers of the Chamber President considers that in order for the Tribunal to be able to process your application further the undernoted information /documentation is required:

Thank you for the update on the rule number and address. However, it is noted that the application is directed against Martin and CO RKH Property Management Ltd rather than against the landlords Imtiaz and Nasreen Ahmed. Please amend the application to show who the application is directed against and the relevant address.

Please provide the information no later than 4th June 2026. Upon receipt of the information a Legal Member will consider your response and may seek further information from you before a decision is made on whether your application can proceed. In the absence of a response your application may be rejected without further notice. You may wish to consult a solicitor or advice agency if you require further guidance regarding your application. The Tribunal cannot provide you with legal advice but there are details of advice agencies under the Useful Links section of the Tribunal website.

6. The tribunal sent a further request for information on 29 June 2026 as follows:

As previously advised, the application must be made against the landlord and not the letting agent. Please provide an amended application form with the name and address of the correct respondent. A c/o address cannot be used. You should contact the letting agent for their address if it is unknown as they are obliged to provide you with this information.

Please also clarify the basis of your application. The deposit was lodged with an approved scheme. If the scheme has adjudicated the dispute and determined that only part of the deposit is to be returned to you, that decision is final and the Tribunal does not have jurisdiction

7. The applicants have not responded.

8. I have reviewed this application today and I have decided to reject it under rule 8 (1) (c).

Reasons

9. In terms of rule 8(1)(c) the Tribunal President must reject an application if they have good reason to consider it would not be appropriate to accept it. The applicants have indicated they wish to withdraw the application and make another application in terms of rule 111. They have failed to respond to the tribunal's request for information of 21 May 2026 or 29 June 2026 and they have failed to formally withdraw the application or provide an amended application. They have therefor failed to cooperate with the Tribunal in the execution of its duties, and this is a good reason to refuse to accept the application. The application therefore has to be rejected. It is open to the applicants to make an application in terms of rule 111 with the correct supporting information.

NOTE: What you should do now.

If you accept this decision there is no need to reply.

If you disagree with this decision you should note the following:

An applicant aggrieved by this 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 seek permission to appeal within 30 days of the date the decision was sent them. Information about the appeal procedure can be forwarded on request.

Lesley Anne Ward

Legal Member