

Housing and Property Chamber
First-tier Tribunal for Scotland



Decision with Statement of Reasons of the First-tier Tribunal for Scotland (Housing and Property Chamber) under the Tenancy Deposit Schemes (Scotland) Regulations 2011

Chamber Ref: FTS/HPC/PR/26/0592

Re: Property at 36 Croftcroighn Dr, Glasgow, G33 5JB (“the Property”)

Parties:

Mr Ellis Randen, 1 Hawker Close, Coventry, CV3 1HR (“the Applicant”)

Mr Chidi Ozoewulu, Mr Anene Ozoewulu, 33 Bargeddie Street, Glasgow, G33 1PA (“the Respondent”)

Tribunal Members:

Richard Mill (Legal Member)

Decision

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) granted an order against the Respondents for payment to the Applicant the sum of Five Hundred and Fifty Pounds Only (£550)

Introduction

This application is under Regulation 9 of the Tenancy Deposit Schemes (Scotland) Regulations 2011. The CMD took place by teleconference on 24 August 2026 at 11.30 am. Ellis Randen and Chidi Uzoewulu participated in the hearing.

Findings and Reasons

The applicant is Mr Ellis Randen who is the former tenant. The respondents are Chidi Ozoewulu, the named landlord on the written lease; and Mr Anene Uzoewulu, who is the registered owner of the property. The respondents are brothers. Mr Chidi Osoewulu was acting for his brother as an undisclosed principal due to his brother’s inability to deal with the property himself.

The parties entered into a private residential tenancy in respect of the property which commenced on 9 December 2024. The rent stipulated was £550 per calendar month. The tenancy ended in January 2026.

Mr Chidi Uzoewulu accepted the material facts. The applicant paid a deposit of £550 on 9 December 2024 but this was not paid into an approved scheme for over one year until 29 December 2025. The applicant has provided a screenshot from SafeDeposits Scotland which evidences this. The deposit ought to have been paid within 30 working days. The deposit was thus unprotected for around 11 months beyond the date required. Mr Chidi Ozoewulu stated that the issue was an oversight.

The Tribunal finds that the respondents failed to comply with the duty in Regulation 3. Regulation 10 requires the Tribunal to make an Order not exceeding three times the amount of the tenancy deposit. The Tribunal considered all relevant circumstances prior to making any Order under Regulation 10.

The Tribunal is satisfied that the respondents failed to act diligently and professionally and failed to account to the applicant in a proper manner. The deposit was ultimately paid into an approved scheme and was ultimately repaid to the applicant in full. He has suffered no financial loss.

In all the circumstances, the Tribunal ordered that the respondents pay to the applicant the sum of one times the amount of the tenancy deposit ie a total of £550. This is fair and proportionate in all of the circumstances. The public require to have confidence that residential landlords are operating fairly and that their deposits are secured in accordance with the law in force in Scotland.

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.

Richard Mill

24 August 2026

Legal Member/Chair

Date