



Decision with Statement of Reasons of Alan Strain, 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 Rules of Procedure 2017 ("the Rules")

Chamber Ref: reference FTS/HPC/PR/21/0770

Re: 2 Chamfron Gardens, Stirling, FK7 7XU ("the Property")

Parties

**Mr David Grierson (Applicant)
Mr Archibald Cowan (Respondent)**

Mrs Linda Leung (Applicant's Representative)

Tribunal Member:

Alan Strain (Legal Member)

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 is frivolous within the meaning of Rule 8(1)(a) of the Procedural Rules and that it would not be appropriate to accept the application in terms of Rule 8(1)(c).

Background

1. The application was received by the Tribunal under Rule 69 on 25 March 2021. The application seeks for damages for unlawful eviction which is the provision relating to unlawful evictions under the **Housing (Scotland) Act 1988**.
2. The tenancy agreement provided was a Private Residential Tenancy (**PRT**) under the **Private Housing (Tenancies) (Scotland) Act 2016** commencing 31 January 2020.
3. Rule 69 provides:

Application for damages for unlawful eviction

69. Where a former residential occupier makes an application under section 36(6A) or (6B) (damages for unlawful eviction) of the 1988 Act, the application must—

(a) state—

(i) the name and address of the former residential occupier;

(ii) the name, address and profession of any representative of the former residential occupier;

(iii) the name and address and registration number (if any) of the landlord; and

(iv) the details of the amount of damages sought based on section 37 of the 1988 Act in respect of the loss of the right to occupy the premises; and

(b) be signed and dated by the former residential occupier or a representative of the former residential occupier.

4. Rule 69 applies to assured tenancies created under the **Housing (Scotland) Act 1988**.

Reasons for Decision

5. 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."

6. 'Frivolous' in the context of legal proceedings is defined by Lord Justice Bingham in ***R v North West Suffolk (Mildenhall) Magistrates Court, (1998) Env. L.R. 9***. At page 16, he states: - "*What the expression means in this context is, in my view, that the court considers the application to be futile, misconceived, hopeless or academic*".

7. The application seeks to proceed under Rule 69. The application concerns the termination of a PRT. Rule 69 does not apply to PRTs. The Tribunal cannot grant any order under Rule 69 on the facts stated.

8. Applying the test identified by Lord Justice Bingham in the case of ***R v North West Suffolk (Mildenhall) Magistrates Court*** (cited above) the application is frivolous,

misconceived and has no prospect of success. Furthermore, the Tribunal consider that there is good reason why the application should not be accepted. The application is accordingly 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.

A. Strain

19 May 2021

Legal Member/Chair

Date