



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 Mr Satish Basra, 28 Lynwood Avenue, Langley, Slough, SL3 7BH (the Applicant) in terms of Rule 95 of the Rules.

Letting Agent: Affito Limited, Unit 4, 196 Sandhills Avenue, Hamilton, Leicester, LE5 1PL

Case reference FTS/HPC/LA/20/2524

Address of Property: 99 Dunearn Drive, Kirkcaldy (the “Property”).

At Glasgow on 6th May 2021, Martin Joseph McAllister, legal member of the First –Tier Tribunal for Scotland (“the Tribunal”) with delegated powers of the Chamber President, rejected the above application in terms of Rule 8(1) (a) of the Rules.

- 1. This is an application by the Applicant in respect of complaints he has in relation to the Letting Agent’s management of the Property. The Application is under Section 48 (1) of the Housing (Scotland) Act 2014 and is brought in terms of Rule 95 of the Rules.**
- 2. The application is dated 4th December 2020.**
- 3. The tribunal wrote to the Applicant on 19th February and 19th March 2021 detailing what was required to meet the provisions of Section 48 (4) of the Housing (Scotland) Act 2014 (“the 2014 Act”) and that no application to enforce the Letting Agent’s Code of Practice can be made unless the applicant has notified the letting agent of the breach of the sections of the Code in question.**

4. The Applicant was advised that, in terms of Section 48(5) of the 2014 Act, the Tribunal may reject an application if it is not satisfied that the letting agent has been given a reasonable time to rectify any breach.
5. In terms of Rule 95 of the Rules, certain information requires to be provided by an applicant. The Applicant has not provided confirmation that the required intimation has been given to the Letting Agent under Section 48 (4) of the Housing (Scotland) Act 2014. The letters sent to the Applicant by the Tribunal on 19th February and 19th March 2021 gave full information on what was required. A further letter dated 13th April 2021 was sent to the Applicant and this letter underlined what the Applicant required to do.
6. The Applicant provided information which did not meet the statutory requirements under Sections 48(4) and 48(5) of the 2014 Act.
7. Rule 8(1) (a) of the Rules allows an application to be rejected by the Chamber President if it is considered that “*an application is vexatious or frivolous*”.
8. “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”.
9. The Tribunal considers that this application is frivolous and has no reasonable prospect of success for the reasons given above.

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.

Martin J. McAllister, Legal Member, 6th May 2021