

Housing and Property Chamber
First-tier Tribunal for Scotland



Rent Relief Order

**Ordered by the Housing and Property Chamber of the First-tier Tribunal for
Scotland under Section 27 of the Housing (Scotland) Act 2006**

Case reference FTS/HPC/RT/25/0915

Parties

Mrs Amanda McGonigal (Tenant)

Falkirk Council - Private Sector Team (Applicant)

Ms Karen Pelosi (Respondent)

18 Woodburn Avenue, Redding, Falkirk, FK2 9XW (House)

Land Register Title number STG14429

Tribunal members

James Bauld (Legal Member) and Robert Buchan (Ordinary Member)

NOTICE TO Ms Karen Pelosi (“the Landlord”)

Whereas in terms of its decision dated 22 January 2026 the First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined in terms of Section 26(1) of the Housing (Scotland) Act 2006 (the “said Act”) that the Landlord has failed to comply with the Repairing Standard Enforcement Order (“RSEO”) in relation to the house made by the Tribunal on 18 June 2025.

The Tribunal determined to make a Rent Relief Order (“RRO”) in terms of Section 27 of the said Act reducing the rent payable under the tenancy for the house by an amount

of 90% of the rent which would, but for the Order, be payable. The rent reduction will take effect 28 days after the last date on which the decision to make the RRO may be appealed under section 64 of the said Act.

A landlord, tenant or third party applicant aggrieved by the decision of the Tribunal may seek permission to appeal from the First-tier Tribunal on a point of law only within 30 days of the date the decision was sent to them.

If a party seeks permission to appeal and this permission is refused, the decision will be treated as having effect from the day on which the refusal is made (unless the party then seeks permission from the Upper Tribunal to appeal the decision. In that event, if permission is refused, the decision is treated as having effect from the day on which the Upper Tribunal refuses the permission).

If permission for an appeal against the decision of the Tribunal is granted, then the effect of the decision and the RRO is suspended until the appeal is abandoned or finally determined by the Upper Tribunal. In the event that the decision is upheld, then the decision will be treated as having effect from the day on which the appeal is abandoned or so determined. The RRO will be effective 28 days from the date on which the appeal is abandoned or so determined.

If an application for permission to appeal is received, then the Tribunal will notify you of this and the eventual outcome of that application and any subsequent appeal.

Signed

Date 22 January 2026

A handwritten signature in blue ink, appearing to read 'James Bauld', written in a cursive style.

James Bauld, Chairperson