

**Housing and Property Chamber**  
First-tier Tribunal for Scotland

---



**DECISION AND STATEMENT OF REASONS OF JOSEPHINE BONNAR,  
LEGAL MEMBER OF THE FIRST-TIER TRIBUNAL WITH DELEGATED  
POWERS OF THE CHAMBER PRESIDENT**

**Under Rule 8 of the First-tier Tribunal for Scotland Housing and Property  
Chamber Rules of Procedure 2017 ("the Rules")**

in connection with

**12 Holly Grove, Bellshill, ML4 1EG ("the property")**

**Case Reference: FTS/HPC/EV/19/4009**

**Stonevale Investments Ltd 62 Main Street, Oakham, Rutland, LE15 9LT ("the  
Applicant")**

**Lisa Ellen Crilly, 12 Holly Grove, Bellshill, ML4 1EG ("the Respondent")**

1. By application dated 18 December 2019 the Applicant applied to the Tribunal for an order in terms of Rule 109 of the Rules, being an eviction order in terms of Section 50 Private Housing Tenancies (Scotland) Act 2016 ("the 2016 Act"). The Applicant lodged a copy private residential tenancy agreement, copy notice to leave and notice in terms of Section 11 of the Homelessness etc (Scotland) Act 2003 in support of the application. The ground for eviction stated in both the application and the Notice to leave is that the Respondent has been in rent arrears over three consecutive months, although this is wrongly stated in the application to be ground 8 when it should be ground 12.

**DECISION**

2. The Legal Member 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;*

*(b) the dispute to which the application relates has been resolved;*

*(c) they have good reason to believe that it would not be appropriate to accept the application;*

*(d) they consider that the application is being made for a purpose other than a purpose specified in the application; or*

*(e) the applicant has previously made an identical or substantially similar application and in the opinion of the Chamber President or another member of the First-tier Tribunal, under the delegated powers of the Chamber President, there has been no significant change in any material considerations since the identical or substantially similar application was determined.*

*(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.”*

- 3. After consideration of the application and the documents submitted by the Applicant in support of same, the Legal Member considers that the application should be rejected on the basis that it is frivolous within the meaning of Rule 8(1)(a) of the Rules.**

**Reasons for Decision**

4. 'Frivolous' in the context of legal proceedings is defined by Lord Justice Bingham in *R v North West Suffolk (Mildenhall) Magistrates Court*, (1998) Env LR9. He indicated at page 16 of the judgment; *“What the expression means in this context is, in my view, that the court considers the application*

*to be futile, misconceived, hopeless or academic*". It is that definition which the Legal Member has considered as the test in this application, and on consideration of this test, the Legal Member considers that this application is frivolous, misconceived and has no prospect of success.

5. The Notice to Leave which accompanies the application is dated 18 November 2019. A certificate of posting has also been submitted which appears to establish that the Notice was posted on 18 November 2019. The Notice states that "An application will not be submitted to the Tribunal for an eviction order before 18 December 2019. This is the earliest date that Tribunal proceedings can start and will be at least the day after the end date of the relevant notice period (28 days or 84 days depending on the eviction ground or how long you have occupied the let property)". The relevant sections of the 2016 Act are as follows:-

#### **52 Applications for eviction orders and consideration of them**

...

(2) The Tribunal is not to entertain an application for an eviction order if it is made in breach of—

(a) subsection (3), or

(b) any of sections 54 to 56 (but see subsection (4)).

(3) An application for an eviction order against a tenant must be accompanied by a copy of a notice to leave which has been given to the tenant.

...

#### **54 Restriction on applying during the notice period**

(1) A landlord may not make an application to the First-tier Tribunal for an eviction order against a tenant using a copy of a notice to leave until the expiry of the relevant period in relation to that notice.

(2) The relevant period in relation to a notice to leave—

(a) begins on the day the tenant receives the notice to leave from the landlord, and

(b) expires on the day falling—

(i) 28 days after it begins if subsection (3) applies,

...

(3) This subsection applies if—

...

(b) the only eviction ground, or grounds, stated in the notice to leave is...

...

(iii) that the tenant has been in rent arrears for three or more consecutive months,

...

(4) The reference in subsection (1) to using a copy of a notice to leave in making an application means using it to satisfy the requirement under section 52(3).

## **62 Meaning of notice to leave and stated eviction ground**

(1) References in this Part to a notice to leave are to a notice which—

(a) is in writing,

(b) specifies the day on which the landlord under the tenancy in question expects to become entitled to make an application for an eviction order to the First-tier Tribunal,

(c) states the eviction ground, or grounds, on the basis of which the landlord proposes to seek an eviction order in the event that the tenant does not vacate the let property before the end of the day specified in accordance with paragraph (b), and

(d) fulfils any other requirements prescribed by the Scottish Ministers in regulations.

...

(4) The day to be specified in accordance with subsection (1)(b) is the day falling after the day on which the notice period defined in section 54(2) will expire.

(5) For the purpose of subsection (4), it is to be assumed that the tenant will receive the notice to leave 48 hours after it is sent.

6. For the purposes of section 62(1)(d), the relevant regulations are the Private Residential Tenancies (Prescribed Notices and Forms) (Scotland) Regulations 2017, schedule 5 of which sets out the prescribed form for a notice to leave. Part 4 of that form is set out as follows:

### **Part 4 THE END OF THE NOTICE PERIOD**

An application will not be submitted to the Tribunal for an eviction order before (insert date). This is the earliest date that the Tribunal proceedings can start and will be at least the day after the end date of the relevant notice period (28 days or 84 days depending on the eviction ground or how long you have occupied the Let Property).

7. Section 26 of the Interpretation and Legislative Reform (Scotland) Act 2010, states:

## **26 Service of documents**

(1) This section applies where an Act of the Scottish Parliament or a Scottish instrument authorises or requires a document to be served on a person (whether the expression “serve”, “give”, “send” or any other expression is used).

(2) The document may be served on the person—

...

(b) by being sent to the proper address of the person—

...

(ii) by a postal service which provides for the delivery of the document to be recorded, or

...

(4) For the purposes of subsection (2)(b), the proper address of a person is—

...

(c) in any other case, the last known address of the person.

(5) Where a document is served as mentioned in subsection (2)(b) on an address in the United Kingdom it is to be taken to have been received 48 hours after it is sent unless the contrary is shown.

...

8. The Legal Member notes that the Notice to leave was sent by recorded delivery post to the Respondent on the 18 November. This constitutes service under section 26(2)(b) of the 2010 Act. Accordingly, under section 26(5), the notice to leave “is to be taken to have been received 48 hours after it is sent unless the contrary is shown.” This is confirmed, in respect of a notice to leave, by section 62(5) of the 2016 Act, which states: “it is to be assumed that the tenant will receive the notice to leave 48 hours after it is sent”. Therefore the notice submitted with the application can be taken to have been served on 20 November 2019. This means that the notice period expired on 18 December 2019.
9. In terms of section 62(4) of the 2016 Act the Notice must state a date being “the day falling after the day on which the notice period defined in section 54(2) will expire.” In this case, that date was 19 December 2019. Therefore, in order to comply with section 62(4), the date which ought to have been specified in the notice was 19 December 2019.
10. The Legal Member notes that, as the state stipulated in the Notice submitted with the application is 18 December 2019, the notice is not a valid notice to leave in terms of section 62 of the 2016 Act. As a result the Applicant has failed to comply with section 52(2)(a) and (3) of the 2016 Act which require an application to the Tribunal to be accompanied by a Notice to leave. This being the case, the Tribunal “is not to entertain” the application.

11. The Legal member therefore concludes that the application is frivolous, misconceived and has no prospect of success. The application is rejected on that basis.

**What you should do now**

If you accept the Legal Member's decision, there is no need to reply.

If you disagree with this decision –

An applicant aggrieved by the 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 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. Information about the appeal procedure can be forwarded to you on request.

Josephine Bonnar  
Legal Member  
27 January 2020