



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 CE Blaize Ltd Property Management in terms of Rule 66 of the Rules.

Case reference FTS/HPC/ EV/26/2492

At Glasgow on 5 August 2026, Lesley Anne Ward, legal member of the First –Tier Tribunal ‘the Tribunal’ with delegated powers of the Chamber President, rejected the above application in terms of Rule 8(1) (c) of the Rules.

1. This is an application by CE Blaize LTD Property Management in terms of rule 66 of the Rules. The application was made on their behalf by Mr Colin Gibson of CC Services.
2. The application was dated 1 June 2026 and received by the Tribunal on 4 June 2026.
3. The in-house convenor reviewed the application and the Tribunal wrote to the applicant’s representative on 25 June 2026 as follows:
 - (1) The Applicant is named as CE Blaize Ltd Property Management. However, the tenancy agreement shows the landlord to be Celeste Blaize-Gibson and the title deeds are in the name of Colin Henry Thomas Gibson. Please explain why the landlord and applicant differ and provide the property owner's consent to the tenancy and application being in the name of the applicant and landlord.
 - (2) You must submit proof of serving the Notice to Quit and Section 33 Notice on the tenant.
 - (3) Neither the copy tenancy agreement nor the copy AT5 submitted by you are signed by either Party. Please submit signed copies or explain why these are not available. With regard to the AT5, if no signed copy is available, please evidence that this was properly issued before the tenancy commenced to enable you to proceed under Rule 66 and Section 33.
 - (4) With regard to the Notice to Quit and the Section 33 Notice, both state that the date for quitting the Property is 30 April 2026. The tenancy agreement is for a fixed 6 month term from 23 January 2011 with no apparent provision for month-to-month relocation. Please explain why these Notices are competent with regard to the notices requiring to meet a competent ish date.

(5) You have submitted a copy of the Section 11 Notice. Please also submit with proof of issue to the local authority and proof of their receipt. Recovery of possession of tenanted properties can be complex, and you are strongly advised to take legal or specialist housing advice before proceeding further. The Tribunal cannot give you advice and can only point out the steps to be taken to ensure compliance. The Tribunal has no power to waive or vary them. Please reply no later than 30 July 2026 or your application might be rejected

4. The applicant's representative has not responded.

5. In terms of Rule 8(1) (c) of the Rules the Chamber President must reject an application if they have good reason to believe it would not be appropriate to accept it. I have reviewed this application today and I consider there are good reasons why it should not be accepted. It is incomplete and the applicant has failed to respond to a reasonable request by the Tribunal for further information. The applicant has therefore failed to cooperate with the Tribunal in the execution of its duties. Further, as the notice to quit provided does not tie in with the ish date, even if proof of service was provided, it does not appear that the eviction application, even if complete, has any prospect of success.

6. It is open to the applicant to resubmit the application with the correct supporting information.

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.

Lesley Anne Ward

Legal Member