



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 Miss Ashley Blair, Braeside Cottage, Gartliston Road, Coatbridge, ML5 2FG ("the Applicant") in terms of Rule 95 of the Rules.

Property Angels, 14 Main Street, Bothwell, G71 8RF ("the Letting Agent")

Case reference FTS/HPC/LA/21/0967

Address of Property: Elmbank, South Medrox Farm, Glenboig, Coatbridge, ML5 2HQ (the "Property").

At Glasgow on 2ND September 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 she has in relation to enforcement of the letting agent code of practice in respect of 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 was received by the Tribunal on 22nd April 2021.**
- 3. The Tribunal wrote to the Applicant on 30th April 2021 setting out what was required. The Applicant was advised that, to meet the provisions of Section 48 (4) of the Housing (Scotland) Act 2014 ("the 2014 Act"), 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. The Applicant was advised that it required to have**

evidence of such intimation. The application was also lacking in specification. The Applicant was asked to provide confirmation that her complaints related to a period from 31st January 2018 the date of the Code coming into force) and 31st May 2018 which was the date of the end of the tenancy.

4. The Applicant was sent reminders on 11th June, 30th June and 16th August, all 2021, requesting that the outstanding information be provided. The Applicant was advised that, unless she dealt with the issues raised by the Tribunal, the application may be rejected by the Chamber President.
5. The Applicant provided an amended application form which provided more specification but has not provided evidence that she has complied with Section 48(4) of the 2014 Act and has not confirmed that the complaints related to a period from 31st January 2018 to 31st May 2018.
6. 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 Applicant was also asked to confirm the sections of the Code which she considered had been breached, to provide details on such breaches and also to provide a copy of the relevant tenancy agreement. The letters sent to the Applicant by the Tribunal 21st April 2021 and 24th May 2021 gave full information on what was required.
7. The Applicant did not provide the information to meet the statutory requirements under Sections 48(4) and 48(5) of the 2014 Act.
8. 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*”.
9. “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”.
10. 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, 2nd September 2021