



Decision with Statement of Reasons of the First-tier Tribunal for Scotland (Housing and Property Chamber) under Section 16 of the Housing (Scotland) Act 2014

Chamber Ref: FTS/HPC/CV/26/0134

Re: Property at 28 Blake Street, Dunfermline, Fife, KY11 4PW (“the Property”)

Parties:

Mr James Martin and Mrs Johanna Martin (McBurnie), both Route de Saint-Cergue 13, Nyon, 1260, Switzerland; 352 Chermin Valmont, Nyon, 1260, Switzerland (“the Applicants”)

Mr Fraser Laird, 28 Blake Street, Dunfermline, Fife, KY11 4PW (“the Respondent”)

Tribunal Members:

George Clark (Legal Member) and Angus Lamont (Ordinary Member)

Decision (in absence of the Respondent)

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that the application should be decided without a Hearing and made an Order for Payment by the Respondent to the Applicants of the sum of £2,970.

Background

1. By application, dated 12 January 2026, the Applicants sought an Order for Payment in respect of unpaid rent that had become lawfully due by the Respondent to the Applicant. The sum sought was £2,475.
2. The application was accompanied by a Rent Statement showing arrears as at 7 January 2026 of £2,475. No rent had been paid since 25 July 2025. The Applicants’ representatives subsequently provided an updated Rent Statement showing arrears at 4 February 2026 of £2,970.
3. On 16 February 2026, the Tribunal advised the Parties of the date and time of a Case Management Discussion, and the Respondent was invited to make written representations by 9 March 2026. The Respondent did not make any written representations to the Tribunal.

Case Management Discussion

4. A Case Management Discussion was held by means of a telephone conference call on the afternoon of 2 April 2026. The Applicant, Mr Martin was present. The Respondent was not present or represented.
5. The Applicant advised the Tribunal that no payments had been made by the Respondent since the date of the application.

Reasons for Decision

6. Rule 17 of the First-tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017 provides that the Tribunal may do anything at a Case Management Discussion which it may do at a Hearing, including making a Decision. The Tribunal was satisfied that it had before it all the information and documentation it required to enable it to decide the application without a Hearing.
7. The Tribunal was satisfied that the sum sought, as amended to £2,970, had become lawfully due by the Respondent to the Applicants.

Right of Appeal

In terms of Section 46 of the Tribunal (Scotland) Act 2014, a party aggrieved by the decision of the Tribunal 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.

George Clark

Legal Member/Chair

2 April 2026
Date