



Decision with Statement of Reasons of the First-tier Tribunal for Scotland (Housing and Property Chamber) under Section 71 of the Private Housing (Tenancies)(Scotland) Act 2016 (“the 2016 Act”)

Chamber Ref: FTS/HPC/CV/25/4971

Re: Property at 16 Balmellie Street, Turriff, AB53 4DU (“the Property”)

Parties:

Mr Gavin Cumming, Dalmore, Shandcross, Turriff, AB53 5PL (“the Applicant”)

Miss Jasmin Calder, 120 High Street, Cumiestown, Turriff, AB53 5YH (“the Respondent”)

Tribunal Members:

Craig Chisholm (Legal Member) and Mary Lyden (Ordinary Member)

Decision (in absence of the Respondent)

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that an order should be granted for payment in the sum of Four Thousand Eight Hundred Pounds (£4,800.00) Sterling

Background

1. By application dated 18th November 2025, the applicant sought an order in terms of rule 109 of the First-tier Tribunal for Scotland Housing and Property Chamber (procedure) Regulations 2017 (“the procedure rules”).
2. On 4th December 2025 the application was accepted by the tribunal and referred for determination by the tribunal.
3. A Case Management Discussion (CMD) was set to take place on 13th April 2026, and appropriate intimation of that hearing was given to all parties.

The Case Management Discussion

4. The CMD took place on 13th April 2026 *via* telephone conference call. The Applicant was present. The Respondent was not personally present or represented at the CMD.
5. The tribunal explained the purpose of the CMD and the powers available to the tribunal to determine matters.
6. The tribunal asked various questions of the Applicant's representative with regards to the application.
7. The Applicant's confirmed their wish for the order for payment to be made.

Findings in Fact

8. The Applicant is the registered owner of the Property.
9. The Applicant and the Respondent are respectively the landlord and tenant who entered into a private Residential Tenancy Agreement in terms of the 2016 Act for the Property commencing 7th January 2024.
10. The initial agreed monthly rental was £600 per month. It had not been increased.
11. The Tenancy Agreement ceased on around 20th December 2025 when the Respondent vacated the Property.
12. Arrears have accrued since around April 2025 and at the date of the lodging of the application arrears amounted to £4,800.
13. The amount of arrears at the date of the CMD were £4,800.
14. Appropriate accounting had been provided in respect of the outstanding rent as at the date of the application with the Tribunal.

Reason for Decision

15. The Tribunal accepted the unchallenged evidence of the Applicant regarding the sums outstanding.
16. The Tribunal exercised the power within rule 17 of the procedural rules and determined that a final order should be made at the CMD.

Decision

17. The order for payment of the sum of £4,800 is granted together with interest at the rate of 3.75% in exercise of the Tribunal's power within rule 41A of the procedural rules.

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.

Craig Chisholm

13/04/26

Legal Member/Chair

Date