



**Decision with Statement of Reasons of the First-tier Tribunal for Scotland (Housing and Property Chamber) under Section 71 (1) of the private Housing (Tenancies) (Scotland) Act 2016**

**Chamber Ref: FTS/HPC/CV/25/3962**

**Re: Property at 21 Stafford Road, Dornoch, IV25 3LN (“the Property”)**

**Parties:**

**Mr Roderick MacLennan, Mrs Lesley MacLennan, 199 Lednabirichen, Dornoch, IV25 3NE (“the Applicant”)**

**Mr Bryan Urquhart, 21 Stafford Road, Dornoch, IV25 3LN (“the Respondent”)**

**Tribunal Members:**

**Julie McKinlay (Legal Member) and Ann Moore (Ordinary Member)**

**Decision (in absence of the Respondent)**

**The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) made a Payment Order in favour of the Applicants against the Respondent in the sum of £4240.00.**

**Background**

1. The applicants seek a Payment order in respect of rent arrears said to have been accrued by the Respondents under a private residential tenancy agreement between the parties.
2. The application is accompanied by a copy of the tenancy agreement and rent statements.

**Case Management Discussion**

3. The application called for a Case Management Discussion (CMD) by conference call at 10am on 23 April 2026. The applicants represented themselves. There was no appearance by or on behalf of the respondent. The

application and details of the conference call had been competently served on the respondent by personal service by sheriff officers on 9 March 2026. Being satisfied that the application and notice of the CMD had been properly served, the Tribunal decided to proceed in the absence of the respondent.

4. The Tribunal heard from the applicants.

#### Findings in Fact

5. The parties entered into a private residential tenancy agreement dated 28 December 2020.
6. The rent payable in terms of the tenancy agreement is £530 per calendar month.
7. The respondent last made payment of rent on 10 January 2025.
8. For the period to 28 August 2025 the applicants are due rent from the respondent in the sum of £4240 which is the sum claimed in the application.

#### Decision

9. Having made the above findings in fact the Tribunal granted the application and made a Payment order in favour of the applicants against the respondent in the sum of £4240.00.

#### 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.**

# J McKinlay

Legal Member/Chair

Date 23 April 2026