



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

Chamber Ref: FTS/HPC/CV/25/2825

Re: Property at 29/7 Friars Vennel, Dumfries, DG1 2RQ (“the Property”)

Parties:

Mrs Astrid Charli McKie, Deanspark, Irongray Road, Dumfries, DG2 0HS (“the Applicant”)

Mr Steven Boyce, 29/7 Friars Vennel, Dumfries, DG1 2RQ (“the Respondent”)

Tribunal Members:

Alastair Houston (Legal Member) and Elizabeth Williams (Ordinary Member)

Decision (in absence of the Respondent)

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that an order for payment of £4420.00 in favour of the Applicant.

1. Background

1.1 This is an application under rule 111 of the Chamber rules whereby the Applicant sought an order for payment in respect of rent allegedly unpaid by the Respondent. The Application was accompanied by copies of the written tenancy agreement between the parties and a rent statement.

1.2 An amended application form had been submitted by the Applicant. No representations had been received from the Respondent in advance of the Case Management Discussion.

2. The Case Management Discussion

2.1 The Case Management Discussion took place on 27 April 2026 by teleconference. The Applicant was represented by Mr Turnbull, solicitor. The Respondent was neither present nor represented.

2.2 The Tribunal noted that intimation of the Case Management Discussion had been made to the Respondent by Sheriff Officer. Accordingly, the Tribunal considered it appropriate to proceed in the Respondent's absence as permitted by rule 29 of the Chamber rules.

2.3 Mr Turnbull confirmed that the application was insisted upon. Possession of the property had been recovered and the arrears were higher than that specified but he invited the Tribunal to grant the order for £4420.00 as specified in the amended application form.

2.4 The Tribunal granted the order sought.

3. Reasons For Decision

3.1 The tenancy agreement between the parties imposed a contractual obligation upon the Respondent to pay rent of £380.00 per month. The rent statement lodged by the Applicant detailed the amount outstanding. In the absence of any representations as to why the sum sought would not be lawfully due, the Tribunal granted the order for payment.

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.

Alastair Houston

Legal Member/Chair

27 April 2026
Date