



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/25/2942

Re: Property at 55 East Castle Street, Alloa, FK10 1BB (“the Property”)

Parties:

Mr Irfan Ahmed, 11 Sandpiper Meadow, Alloa, FK10 1QQ (“the Applicant”)

Mr Glen Thomson, Ms Megan Maitland, 55 East Castle Street, Alloa, FK10 1BB (“the Respondent”)

Tribunal Members:

Craig Chisholm (Legal Member) and Angus Lamont (Ordinary Member)

Decision (in absence of the Respondent(s))

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that an Order should be made against the Respondent(s) in favour of the Applicant in the sum of Seven Thousand One Hundred and Fifty Pounds (£7,150.00) Sterling.

Background

1. By application dated 7th July 2025, the Applicant sought an order under section 71 of the Act and in terms of rule 111 of the First-tier Tribunal for Scotland Housing and Property Chamber (procedure) Regulations 2017 (“the procedure rules”). On 28th September 2025 the application was accepted by the Tribunal and referred for determination by the Tribunal.
2. A Case Management Discussion (CMD) was set to take place on 12th February 2026 and appropriate intimation of that hearing was given to all parties.
3. The application was heard together with a conjoined application involved the same parties for a payment order under tribunal reference FTS/HPC/EV/25/2941.

4. A further CMD was fixed for 12th June 2026 on the insistence of the Applicant to allow an updated rent statement to be lodged and intimated to parties. Appropriate intimation and notice of that hearing was given to all parties.
5. The Tribunal issued a direction for an updated rent statement to be lodged by the Applicant by 12th March 2026. The Applicant lodged an updated rent statement on 17th February 2026. The Tribunal intimated that to the Respondent(s) on 18th February 2026.

The Case Management Discussion

6. The CMD took place on 12th June 2026 *via* telephone conference call. The Applicant was present. The Respondent(s) were not present or represented.
7. The Tribunal explained the purpose of the CMD and the powers available to the tribunal to determine matters.
8. The Tribunal asked various questions of the Applicant with regards to the application.
9. The Applicant confirmed that he wished for an order for payment to be made having regard to the arrears at the date of the CMD, being the sum of £7,150.

Findings in Fact

10. The Applicant is the registered owner of the property.
11. The Applicant and the Respondent(s) were respectively the landlord and tenants who entered into a tenancy agreement for the property, commencing on 27th July 2022.
12. The tenancy agreement was a private residential tenancy in terms of the Act.
13. The agreed monthly rental was £650.
14. The arrears at the date of the CMD were £7,150.
15. The Respondent(s) had received proper notification of the updated rent statement.
16. The Applicant insisted upon seeking an award of arrears at the current level.
17. The Respondent(s) had vacated the Property on 28th April 2026 following an eviction order being granted against them.

Reasons for Decision

18. The tribunal determined the arrears at the date of the CMD were £7,150.
19. Proper intimation of the updated rent statement had been given to the Respondent(s).

Decision

20. The tribunal determined an order should be made in the sum of £7,150.00.

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.

C.Chisholm

Legal Member/Chair

Date:12/06/2026