



**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/26/0250**

**Re: Property at 82C King Street, Crieff, Perthshire, PH7 3HB (“the Property”)**

**Parties:**

**Kingada Properties Ltd, Mr Tahir Ngada, 5 Fairhaven, Gold Hill North, Chalfont St Peter, Gerards Cross, Buckinghamshire, SL9 9JE (“the Applicant”)**

**Mr Ian Dunlop, 82C King Street, Crieff, Perthshire, PH7 3HB (“the Respondent”)**

**Tribunal Members:**

**Ms H Forbes (Legal Member) and Mr A Khan (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 should be granted in the sum of £4725 with interest thereon at the rate of 3.75% from the date of the decision until payment**

**Background**

1. This is a Rule 111 application whereby the Applicant was seeking an order for payment in the sum of £1350. The Applicant lodged a copy of a private residential tenancy agreement between the parties in respect of the Property, which tenancy commenced on 1<sup>st</sup> June 2024 at a monthly rent of £675, pre-action correspondence and a rent statement.
2. Service of the application and notification of a forthcoming Case Management Discussion was served upon the Respondent on 27<sup>th</sup> May 2026 by Sheriff Officers.
3. By email dated 9<sup>th</sup> June 2026, the Applicant lodged an application to amend the sum sought to £4725 with interest thereon from the date of the commencement of arrears at the rate of 8%.

## **The Case Management Discussion**

4. A Case Management Discussion (“CMD”) took place by telephone conference on 25<sup>th</sup> June 2026. Mr King, Director, was in attendance on behalf of the Applicant. The start of the CMD was delayed to allow the Respondent to join the call, but the Respondent did not attend.
5. The Tribunal considered the terms of Rule 29. The Tribunal determined that the requirements of Rule 17(2) had been satisfied, and it was appropriate to proceed with the application in the absence of the Respondent.
6. Mr King said the Respondent last paid his rent in November 2025. He has paid no rent since that date. Mr King said he has contacted the Respondent in an attempt to arrange a payment plan, but there has been no response from the Respondent.
7. Mr King confirmed there was no provision for contractual interest in the tenancy agreement.

## **Findings in Fact and Law**

8.
  - (i) Parties entered into a private residential tenancy agreement in respect of the Property which commenced on 1<sup>st</sup> June 2024 at a monthly rent of £675.
  - (ii) Rent lawfully due has not been paid by the Respondent to the Applicant.
  - (iii) The Applicant is entitled to recover rent lawfully due.

## **Reasons for Decision**

9. Rent lawfully due is outstanding. The Applicant is entitled to recover rent lawfully due. The application to amend the sum sought was reasonable and had been intimated to the Respondent in accordance with the Procedural Rules. There being no provision for contractual interest in the tenancy agreement, interest was granted at the use value rate of 3.75%.

## **Decision**

10. An order for payment is granted in favour of the Applicant in the sum of £4725 with interest thereon at the rate of 3.75% from the date of decision until 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.**

**H Forbes  
Legal Member/Chair**

**Date 25<sup>th</sup> June 2026**