

Housing and Property Chamber
First-tier Tribunal for Scotland



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 (“The Act”)

Chamber Ref: FTS/HPC/CV/25/5384

Re: Property at 12 Birch Row, Scone, PH2 6LF (“the Property”)

Parties:

Mrs Malgorzata Wypasek, Newhouse 1 church lane, East Boldre, Brockenhurst, SO42 7WS (“the Applicant”)

Ms Emma Ferguson, UNKNOWN, UNKNOWN (“the Respondent”)

Tribunal Members:

Andrew McLaughlin (Legal Member)

Decision (in absence of the Respondent)

[1] The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) made a Payment Order in favour of the Applicant against the Respondent in the sum of £2,427.53.

Background

[2] The Applicant seeks a Payment Order in respect of rent arrears said to have been accrued by the Respondent under a tenancy between the parties.

[3] The Application is accompanied by a copy of the tenancy agreement and rent statements.

Case Management Discussion

[4] The Application called for a Case Management Discussion (CMD) by conference call at 10 am on 28 July 2026. The Applicant was represented by her letting agent, Mr Hall. There was no appearance by or on behalf of the Respondent. The Application had been competently served on the Respondent by means of advertisement on the Tribunal website as her whereabouts could not reasonably be established. The Tribunal therefore decided to proceed in the absence of the Respondent.

[5] Having heard from the Applicant's representative and considered the whole facts and circumstances of the case, the Tribunal made the following findings in fact.

Findings in fact

- 1. The Parties entered into a tenancy agreement in terms of which the Applicant let the Property to the Respondent;*
- 2. The Respondent accrued rent arrears of £2,427.53 and these sums are resting owed to the Applicant by the Respondent.*

Decision

[6] Having made the above findings in fact, the Tribunal granted the Application and made a Payment Order in favour of the Applicant against the Respondent in the sum of £2,427.53

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.

Andrew McLaughlin

28/07/2026

Legal Member/Chair

Date

