



**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/26/1795

**Re: Property at 9 Muirhouse Avenue North, Flat 9, Edinburgh, EH4 4WH (“the
Property”)**

Parties:

**Edinburgh Living MMR LLP, 4 Waverley Court, 4 East Market Street,
Edinburgh, EH8 8BG (“the Applicants”)**

**Mr Michael Wilson, 6 Katherine Street, Livingston, EH54 5HJ (“the
Respondent”)**

Tribunal Member:

George Clark (Legal Member)

Decision (in absence of the Respondent)

**The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the
Tribunal”) determined that the application should be decided without a
Hearing and made an Order for Payment by the Respondent to the Applicants
of the sum of £5,499.01.**

1. By application, dated 21 April 2026, the Applicants sought an Order for Payment in respect of unpaid rent that had become lawfully due by the Respondent to the Applicants. The sum sought was £5,499.01.
2. The application was accompanied by a copy of a Private Residential Tenancy Agreement between the Parties commencing on 10 November 2023 at a rent of £680 per month, and a Rent Statement showing arrears of £5,499.01 at 21 April 2026, the final entry having been the final rent, debited on 6 June 2025.
3. The application stated that the Respondent vacated the Property with rent arrears and that agreed payment plans have not been adhered to.
4. On 8 August 2026, the Tribunal advised the Parties of the date and time of a Case Management Discussion, and the Respondent was invited to make written representations by 29 August 2026. The Respondent did not make any written representations to the Tribunal.

Case Management Discussion

5. A Case Management Discussion was held by means of a telephone conference call on the afternoon of 24 September 2026. The Applicants were represented by Ms Claire Smith of Umega Lettings, Edinburgh. The Respondent was not present or represented.
6. Ms Smith told the Tribunal that no payment towards the arrears had been received since the date of the application.

Reasons for Decision

7. Rule 17 of the First-tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017 provides that the Tribunal may do anything at a Case Management Discussion which it may do at a Hearing, including making a Decision. The Tribunal was satisfied that it had before it all the information and documentation it required to enable it to decide the application without a Hearing.
8. The Tribunal was satisfied that the sum sought in the application had become lawfully due by the Respondent to the Applicants.

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.

George Clark

Legal Member/Chair

24 September 2026

Date