



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/26/1204

Re: Property at 8 Irene Hughes Drive, Rosyth Dunfermline, KY11 2DZ (“the Property”)

Parties:

Kingdom Initiatives Limited, Saltire Centre Pentland Court, Glenrothes, KY6 2DA (“the Applicant”)

Ms Teilah Guyan, 8 Irene Hughes Drive, Rosyth Dunfermline, KY11 2DZ (“the Respondent”)

Tribunal Members:

Hilary Macandrew (Legal Member) and Ann Moore (Ordinary Member)

Decision (in absence of the Respondent)

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) issued an order for payment in the sum of Seven Thousand Eight Hundred and Forty One Pounds and Sixty Five Pence (£7,841.65)

1) Background

- 1.1 The Applicant is seeking a Civil Order in respect of unpaid rent which amounted to £4,552.94 when the Application was submitted and amended to £7,841.65 in advance of the Case Management Discussion.
- 1.2 The tenancy commenced on 10th May 2019. The initial rent was £525.25 which increased during the tenancy to £650.20 per calendar month.

- 1.3 The Applicant had lodged Form F and other documents comprising ; Private Tenancy Agreement, Rent statement, Updated Rent statement and Rent increase Notifications
- 1.4 The Application was served on the Respondent by Sheriff Officers on 31st July 2026.

2) The Case Management Discussion (CMD)

- 2.1 A Case Management Discussion took place on 8th September 2026. The Applicant was represented by Ms Donnelly of TC Young, Solicitors. The Respondent was neither represented nor took part.
- 2.2 Ms Donnelly sought a Payment Order in the amended sum of £7841.65. She took the Tribunal through the rent statement and updated rent statement to arrive at the amount of unpaid rent of £7841.65. The updated rent statement disclosed continuous rent arrears since August 2024 and only one payment towards rent of £42.75 since November 2025.

3) The Decision and Reasons

- 3.1 The Tribunal made an order in the sum of £7841.54.
- 3.2 The Tribunal was satisfied from the vouching provided at the CMD that the sum claimed was due. The Applicant is entitled to rent lawfully due.

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.

Hilary Macandrew

8th September 2026

Legal Member/Chair

Date