

**Decision with Statement of Reasons of the First-tier Tribunal for Scotland
(Housing and Property Chamber) under Section 51(1) of the Private Housing
9Tenancies) (Scotland) Act 2016**

Chamber Ref: FTS/HPC/CV/26/1484

Re: Property at 12/1 Moncrieff Terrace, Edinburgh, EH9 1NA (“the Property”)

Parties:

**Mrs Alice Chute, Mr John Chute, Inveresk House, Inveresk Village, Musselburgh,
EH21 7UA (“the Applicant”)**

**Mr Fraser Gray, 12/1 Moncrieff Terrace, Edinburgh, EH9 1NA (“the
Respondent”)**

Tribunal Members:

Hilary Macandrew (Legal Member) and Mary Lyden (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 Twelve Thousand Seven
Hundred and Twenty Five Pounds (£12,725.00)**

1) Background

- 1.1 The Applicant is seeking a Civil Order in respect of unpaid rent in an amended figure of £12,725 being the arrears of rent due to be paid by the Respondent to the Applicant as at the date of the Tribunal, evidenced by the updated rent statement, evidence of the Applicant, and evidence of correspondence from the Applicant to the Respondent confirming the increasing arrears.
- 1.2 The tenancy commenced on 1st May 2025. The rent is £1300 per month.
- 1.3 The Applicant had lodged Form F and other documents comprising;
 - Private Rental Tenancy Agreement,
 - Rent statement
 - Copy Bank statement showing rental payments
 - Correspondence with the Repsondent regarding the arrears of rent

- 1.4 The Application and intimation of the Case Management Discussion was served on the Respondent by Sheriff Officers on 18th August 2026.

2) The Case Management Discussion (CMD)

- 2.1 A Case Management Discussion took place on 12th October 2026. The Applicants were personally present, and Mr Chute spoke for them. The start of the Tribunal was delayed for fixe minutes to enable the Respondent to take part. He neither took part nor was represented.
- 2.2 Mr Chute sought a Payment Order in the amended sum of £12,725. He took the Tribunal through the rent statement and correspondence sent by him to the Respondent regarding the level of rent arrears and non-payment.. The amount of unpaid rent of £12,725. The updated rent statement disclosed continuous rent arrears since 1st October 2025.
- 2.3 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 CMB which it may do at a hearing, including making a decision. The Tribunal was satisfied that it had before it sufficient information and documentation to decide the application without a hearing.

3) The Decision and Reasons

- 3.1 The Tribunal granted the amendment of the sum sought and made an order in the sum of £12,725.
- 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.

H Macandrew

Legal Member/Chair

12th October 2026

Date