



**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**

Chamber Ref: FTS/HPC/CV/25/3459

**Re: Property at 21 Top Floor Right, Northfield Place, Aberdeen, AB25 1SA (“the
Property”)**

Parties:

Pantone300 Properties, 53 Argyll Place, Aberdeen, AB25 2HU (“the Applicant”)

Miss Lesley Panton, UNKNOWN, UNKNOWN (“the Respondent”)

Tribunal Members:

Mary-Claire Kelly (Legal Member)

Decision (in absence of the Respondent)

**The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the
Tribunal”) determined to grant an order for payment in the sum of SIX
THOUSAND FIVE HUNDRED AND FORTY-FIVE POUNDS (£6545)**

Background

1. By application dated 12 August 2025 the applicant seeks an order for payment in respect of rent arrears.
2. The applicant submitted the following documents with the application:
 - Tenancy agreement
 - Rent statement
 - Order for eviction

3. A case management discussion (“cmd”) was scheduled to take place via teleconference on 24 April 2026. The applicant attended the cmd with his representative, Mr Winchester. The respondent was not present or represented.
4. Sheriff Officers had attempted to serve papers at the address provided by the applicant in the application and at a further address obtained from a desktop tracing report. It had not been possible to effect service or to obtain confirmation that the respondent resided at the address obtained from the tracing report.
5. The Tribunal determined that reasonable notice had not been given to the respondent. After discussion with the applicant it was agreed that service would be carried out by advertisement as the address for the respondent was not known in terms of rule 6A. The cmd was adjourned to allow for said service.

Case management discussion – 29 September 2026

6. The respondent was represented by My Winchester. The respondent was not present or represented. The Tribunal was satisfied that papers had been properly served by way of advertisement in terms of rule 6A and that the respondent had been properly notified in terms of the rules. The Tribunal proceeded with the discussion in the absence of the respondent.
7. Mr Winchester sought an order for payment in the sum of £6545 in respect of rent arrears due at the date the respondent left the property. He confirmed that the applicant had no update in relation to the current address of the respondent.

Findings in fact

8. Parties entered into a tenancy agreement with a commencement date of 10 July 2023.
9. Monthly rent due in terms of the agreement was £595
10. An eviction order had been obtained on 6 November 2024 against the respondent relying on ground 12 – rent arrears for 3 or more consecutive months.
11. The respondent moved out of the property on 29 December 2024.
12. The respondent’s current address is unknown. Attempts were made to trace the respondent’s address by Sheriff Officers without success.

13. Rent arrears due at the date the tenancy ended amounted to £6545.
14. The respondent did not attend the case management discussion to oppose and order and lodged no written defence to the application.
15. The respondent has not made any payments towards the rent or arrears since January 2024.

Reasons for the decision

16. Rule 17 (4) states:

The First-tier Tribunal may do anything at a case management discussion which it may do at a hearing, including making a decision.

17. Rule 18 states:

Power to determine the proceedings without a hearing

18.—(1) *Subject to paragraph (2), the First-tier Tribunal—*

(a) may make a decision without a hearing if the First-tier Tribunal considers that—

(i) having regard to such facts as are not disputed by the parties, it is able to make sufficient findings to determine the case; and

(ii) to do so will not be contrary to the interests of the parties; and

(b) must make a decision without a hearing where the decision relates to—

(i) correcting; or

(ii) reviewing on a point of law,

a decision made by the First-tier Tribunal.

(2) Before making a decision under paragraph (1), the First-tier Tribunal must consider any written representations submitted by the parties.

18. The Tribunal was satisfied that it was able to make a determination and that it was not contrary to parties' interest to do so at the cmd without the need for a further hearing.
19. The Tribunal had regard to the application and the documents lodged by the applicant. The Tribunal had no reason to doubt the accuracy of the rent

statement that had been submitted and accepted it as an accurate representation of the payments made by the respondent.

20. The Tribunal took into account that the respondent had not lodged any defence to the application or disputed the sum sought in any way.

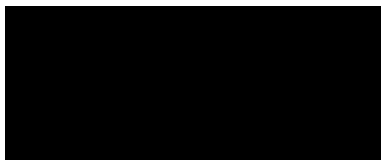
21. The Tribunal was satisfied that arrears in the amount of £6545 were lawfully due as at the date of the cmd.

Decision

The Tribunal determined to grant an order for payment in the sum of £6545.

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.



Legal Member/Chair

29 September 2026_____
Date