



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/25/4803

Re: Property at 23C Harvey Terrace, Lochwinnoch, PA12 4HB (“the Property”)

Parties:

Helen Louise Ryder, Westheath, Duchal Road, KILMACOLM, PA13 4AY (“the Applicant”)

Mr Joshua Clay, whereabouts unknown (the Respondent”)

Tribunal Members:

Hilary Macandrew (Legal 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 Three Hundred and Thirty Three Pounds and Twenty Seven Pence (£333.27)

1) Background

- 1.1 The Applicant is seeking a Civil Order for payment of £333.27 in respect of costs incurred following termination of the tenancy between the Parties.
- 1.2 The tenancy commenced on 1 February 2024.
- 1.3 The Applicant had lodged Form F and other documents comprising ; A Tenancy Agreement, a receipt from Ovenbrite for £130, receipts from Trade Point for £23.85 and B&M for £18.97.

- 1.4 The Application was served on the Respondent by advertisement on the Tribunal website between 10 March 2026 and 24 April 2026.
- 1.5 A Case Management Discussion (CMD) took place on 24 April 2026 by teleconference. The Applicant was represented. The Respondent was absent. The Tribunal noted that receipts had been provided vouching the sum of £172.82 of the amount claimed. The Tribunal sought vouching or an explanation for the remainder of the claim. The representative of the Applicant was unable to provide this. The Tribunal fixed a continued CMD for the representative to vouch or explain the remainder of the claim.

2) The Continued Case Management Discussion (CCMD)

- 2.1 A CCMD took place on 21st August 2026 by teleconference. The Applicant took part along with her representative Mr Thomas of Hames Estates Limited. The Respondent was absent. The Tribunal sought vouching or an explanation in relation to the remainder of the claim not already vouched at the CMD.
- 2.2 The Applicant had no vouching but gave an explanation. She explained that the property was left inside and outside in such a state that it had to be entirely refurbished. She talked of mess inside and outside which included food waste and items which had been used by the Respondent and his brother in running a gardening business. She told of taking three weeks along with helpers to clear the property. She had rewarded the helpers with cash. She felt the remainder of the sum claimed namely £160.45 was a conservative estimate for the equivalent of working with helpers for three weeks to clear and clean the property.

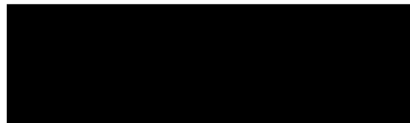
3) The Decision and Reasons

- 3.1 The Tribunal made an order in the sum claimed namely Three Hundred and Thirty Three Pounds and Twenty Seven Pence (£333.27).

3.2 The Tribunal was satisfied from the vouching provided at the CMD and submission by the Applicant at the CMD that the sum claimed was reasonable and justified.

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

21 August 2026

Date