

**Housing and Property Chamber**  
First-tier Tribunal for Scotland

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**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/22/3386**

**Re: Property at 10 Milldale Mews, 68-72 Auchmill Road, Aberdeen, AB21 9LQ (“the Property”)**

**Parties:**

**Mr William Murray, 67 Kingfisher Drive, Inverurie, AB51 6AF (“the Applicant”)**

**Mr Gary Tange, UNKNOWN, UNKNOWN (“the Respondent”)**

**Tribunal Members:**

**Graham Harding (Legal Member)**

**Decision (in absence of the Respondent)**

**The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that the Applicant was entitled to an order for payment by the Respondent to the Applicant in the sum of £2640.35.**

**Background**

1. By application dated 14 September 2022 the Applicant’s representatives, Stewart Property Services, Aberdeen, applied to the Tribunal for an order for payment in respect of alleged rent arrears arising from the Respondent’s tenancy of the property. The Applicant’s representatives submitted invoices and photos in support of the application. The Applicant’s representatives sought service of the application on the respondent by way of advertisement on the Housing and Property Chamber website as his address was unknown.
2. Following further correspondence between the Applicant’s representatives and the Tribunal administration the Applicant’s representatives submitted a copy of the tenancy agreement and a rent statement. The Applicant’s

representatives also provided further information as regards the steps taken to trace the Respondent.

3. By Notice of Acceptance dated 19 October 2022 a legal member of the Tribunal with delegated powers accepted the application and a Case Management Discussion ("CMD") was assigned.
4. Intimation of the application on the Respondent was by way of advertisement on the Housing and Property Chamber website conform to Certificate of Advertisement dated 23 March 2023.

### **The Case Management Discussion**

5. A CMD was held by teleconference on 15 February 2023. The Applicant was represented by Mrs Anna Munro of Stewart Property Services, Aberdeen. The Respondent did not attend nor was he represented. The Tribunal being satisfied that proper intimation had been given to the Respondent determined to proceed in his absence.
6. Mrs Munro confirmed that the Applicant was seeking an order for payment in the sum of £2640.35 being the total due by the Respondent arising from rent arrears of £1375.00, the cost of replacing carpets of £729.29, the cost of replacing a hob of £416.06 and the deep clean of the property costing £120.00.

### **Reasons for Decision**

7. The Tribunal was satisfied from the written representations and documents submitted that it had jurisdiction and that the application was competent.
8. Proper intimation of the application had been given to the Respondent by way of service by advertisement on the Housing and Property Chamber website.
9. The Respondent had not submitted any written representations or attended the CMD. The application was therefore unopposed. The Applicant was therefore entitled to the order sought.

### **Decision**

10. The Tribunal finds the Applicant entitled to an order for payment by the Respondent to the Applicant in the sum of £2640.35.

## **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.**

**Graham Harding  
Legal Member/Chair**

**23 March 2023  
Date**