



**Decision with Statement of Reasons of the First-tier Tribunal for Scotland  
(Housing and Property Chamber) under Section 16 of the Housing (Scotland)  
Act 2014**

**Chamber Ref: FTS/HPC/CV/23/2968**

**Re: Property at 8C Burnbank Place, Campbeltown, Argyll, PA28 6JB (“the  
Property”)**

**Parties:**

**Real Estate Wealth Development Limited, REWD Group HQ, Unit 4 Barons Court,  
Grangemouth, FK3 8BH (“the Applicant”)**

**Miss Karen Deavy, 8C Burnbank Place, Campbeltown, Argyll, PA28 6JB (“the  
Respondent”)**

**Tribunal Members:**

**George Clark (Legal Member) and Elaine Munroe (Ordinary Member)**

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

**The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the  
Tribunal”) determined that the application, amended in relation to the sum  
sought, should be decided without a Hearing and made an Order for Payment  
by the Respondent to the Applicant of the sum of £3,179.64.**

**Background**

1. By application, dated 29 August 2023, the Applicant sought an Order for Payment in respect of unpaid rent that had become lawfully due by the Respondent to the Applicant. The sum sought was £2,663.89.
2. The application was accompanied by copies of a Private Residential Tenancy Agreement between the Parties, commencing on 26 August 2021 at a rent of £375 per month and a Rent Statement showing arrears of £2,663.89 as at 26 July 2023.
3. On 16 October 2023, the Tribunal advised the Parties of the date and time of a Case Management Discussion, and the Respondent was invited to make

written representations by 6 November 2023. The Respondent did not make any written representations to the Tribunal.

4. On 3 November 2023, the Applicant sought leave to amend the application to increase the amount sought to £3,493, the arrears outstanding at 26 October 2023. The Applicant provided an updated Rent Statement and, on 13 November 2023, provided the Tribunal with proof of delivery to the Respondent of the application for leave to amend.

#### **Case Management Discussion**

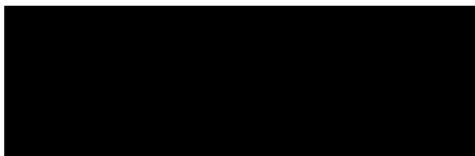
5. A Case Management Discussion was held by means of a telephone conference call on the morning of 20 November 2023. The Applicant was represented by Mr Andrew Richmond of Anderson Strathern LLP, Glasgow. The Respondent was not present or represented. Mr Richmond told the Tribunal that he was advised that the Respondent has vacated the Property and that the amount sought should, therefore, be reduced to £3,179.64, being the arrears as at 30 September 2023. He sought leave to amend the application accordingly.

#### **Reasons for Decision**

6. The Tribunal was content to allow the amendment requested by the Applicant at the Case Management Discussion, as it reduced the amount sought and was satisfied that the amended amount, namely £3,179.64, had become lawfully due by the Respondent to the Applicant.

#### **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.**



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**Legal Member/Chair**

**20 November 2023**  
**Date**