



**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/24/2439

**Re: Property at 139 Charleston Road, North Cove Bay, Aberdeen, AB12 3ST
("the Property")**

Parties:

**Lar Housing Trust, Buchan House, Carnegie Campus, Enterprise Way,
Dunfermline, KY11 8PL ("the Applicant")**

Ms Laura Thompson, ("the Respondent")

Tribunal Members:

Mark Thorley (Legal Member)

Decision (in absence of the Respondent)

**The First-tier Tribunal for Scotland (Housing and Property Chamber) ("the
Tribunal") determined that an order for payment by the Respondent to the
Applicant in the sum of Two Thousand Five Hundred and Thirty Two Pounds
and Ninety Eight Pence (£2532.98) be made.**

- Background

The applicant applied to the tribunal by application dated 22nd May 2024. The application was accompanied by a copy of the private residential tenancy agreement, rent review documentation, notes and statements. The application was accepted for determination on 13th June 2024. The application was served on the respondent. But no written response was received.

- The Case Management Discussion

At the case management discussion, there was no appearance by or for the respondent. The applicant's agent confirmed that the respondent had paid the sum of £60 to the outstanding at some due and that the amount that was now outstanding was £2532 98.

- Findings in Fact

The parties entered into a private residential tenancy agreement for the rent of the property at 139 Charleston Road North, Cove Bay, Aberdeen.

Rent was due to be paid at the property at the rate ultimately of £629 per month.

At the time that the respondent left the property on 4th of October, 2023 the sum outstanding in rent was £3331 98. The sum of £60 has recently been paid. The amount outstanding is £2532 98.

- Reasons for Decision

The applicant had provided significant written documentation. This was spoken to by the applicant's agent. The respondent did not attend at the case management discussion and had provided no written representations. The respondent had made a payment of £60 to the outstanding rent. The tribunal accepted the evidence provided by the applicant.

- Decision

To make an order for payment by the respondent to the applicant of the sum of £2532 98

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: Mark Thorley

Date: 24 October 2024

Mark Thorley

