

Housing and Property Chamber
First-tier Tribunal for Scotland



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 2011

Chamber Ref: FTS/HPC/CV/24/1641

Re: Property at 6C Rose Crescent, Fife, KY12 0QS (“the Property”)

Parties:

Top of the Morning Properties Ltd, Bank House, 81 Saint Judes Road, Egham, TW20 0DF (“the Applicant”)

Miss Fiona Shepherd, 18A Rose Crescent, Dunfermline, KY12 0QS (“the Respondent”)

Tribunal Member: Mark Thorley (Legal Member)

Decision

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that that an order of payment by the Respondent to the Applicant in the sum of Two Thousand Two Hundred and Twenty One Pounds and Thirty Six Pence (£2221.36)

Background

The Applicant applied to the Tribunal for an order of payment by application dated 23 April 2024. Accompanying the application was a copy of the lease and rent statement. The application was accepted for determination on 27 July 2024. The application was served on the Respondent. No representations were received.

Case Management Discussion

At the teleconference the agent for the Applicant attended. The rent arrears was confirmed at the sum of £2221.36.

Findings in Fact

- 1 The parties entered in to a private residential tenancy agreement for the Respondent to rent the property on 18 June 2021**
- 2 Rent was due to be paid at the rate of £495.00 per month**
- 3 The Respondent had incurred arrears of rent of £2221.36**

Reasons for Decision

The documents provided were in order. There was no competing representations or evidence. The Tribunal accepted the evidence that was provided by the Applicant in written form and spoken to at the teleconference.

Decision

To make an order for payment by the Respondent to the Applicant of the sum of £2221.36

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.

Mark Thorley

Legal Member

14 November 2024

Date