



**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/24/0645

Property : 1, 3F1 Alva Street, Edinburgh EH2 4PH (“Property”)

Parties:

Lucy Bissett, 16 Essex Road, Edinburgh EH4 6LQ (“Applicant”)

**Umega Lettings, The North Quarter, 496 North Quarter, Edinburgh EH5 2DL
 (“Applicant’s Representative”)**

Christopher Turnbull, WHEREABOUTS UNKNOWN (“Respondent”)

Tribunal Members:

Joan Devine (Legal Member)

Decision

**The First-tier Tribunal for Scotland (Housing and Property Chamber)
 (“Tribunal”) determined that an order for payment of £11,340 should be made.**

The Applicant sought an order for payment of £11,340 in respect of rent arrears. The Applicant had lodged Form F. The documents produced were: a Short Assured Tenancy which commenced on 1 February 2016 and a statement of rent arrears. The application was served on the Respondent by advertisement on the Tribunal website between 17 December 2024 and 12 February 2025.

Case Management Discussion (“CMD”)

A CMD took place before the Tribunal on 12 February 2025 by teleconference. The Applicant was represented by Courtney Hazlett of the Applicant’s Representative. There was no appearance by or on behalf of the Respondent. Ms Hazlett told the Tribunal that there had been no contact with the Respondent since the previous year. She said that the arrears had built up since June 2023. She confirmed that the rent had increased from £1200 per month to £1260 per month but her system had been changed in August 2019 (at which point the rent was already £1260) and she could

not confirm the precise date of the rent increase. The Tribunal noted that the tenancy provided a mechanism for increasing the rent.

Findings in Fact

The Tribunal made the following findings in fact:

1. The Applicant and the Respondent entered into a Tenancy Agreement which commenced on 1 February 2016.
2. In terms of the Tenancy agreement the rent was £1200 per month.
3. The rent was increased to £1260 per month before August 2019.
4. The Respondent failed to pay the rent for the period 1 June 2023 to 1 March 2024. The unpaid amount was £11,340.

Reasons for the Decision

The Tribunal determined to make an Order for payment. In terms of the tenancy agreement rent was due at the rate of £1200 per month. The rent was increased to £1260 per month before August 2019. The Respondent failed to pay the rent for the period 1 June 2023 to 30 1 March 2024. The unpaid amount was £11,340.

Decision

The Tribunal grants an order for payment of £11,340.

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.

Joan Devine
Legal Member

Date : 12 February 2025

J Devine