



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/24/4787

Re: Property at 11 Marquis Court, The Stables, Perth, PH1 2TW (“the Property”)

Parties:

Ms Karen Young, 13-15 St Leanards Bridge, Perth, PH2 0DR (“the Applicant”)

Ms Mary Angus, 1 Kirkhill Drive, Luncarty, Perth, PH1 3UR (“the Respondent”)

Tribunal Members:

Graham Harding (Legal Member)

Decision

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 £3642.67.

Background

1. By application dated 16 October 2024 the Applicant’s representatives Simple Approach, Letting Agents, Perth 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 a copy of the tenancy agreement together with a rent statement in support of the application.
2. By Notice of Acceptance dated 9 November 2024 a legal member of the Tribunal with delegated powers accepted the application and a Case Management Discussion (“CMD”) was assigned.

3. Intimation of the CMD was served on the Respondent by Sheriff Officers on 27 February 2025.

The Case Management Discussion

4. A CMD was held by teleconference on 24 April 2025. The Applicant was represented by Mrs Bernadette O'Connor from the Applicant's representatives. The Respondent attended in person.
5. Mrs O'Connor advised the Tribunal that the rent arrears currently amounted to £3642.67. The Respondent did not dispute that the sum claimed was due by her.
6. Mrs O'Connor advised the Tribunal that the reason for raising proceedings was because the Applicant wished the debt to be repaid at a rate higher than the £20.00 per month the Respondent was currently paying. The Respondent advised the Tribunal that she had only recently returned to work after having had a kidney removed and subsequently being made redundant and was not in a position to increase the amount she was paying.

Findings in Fact

7. The Respondent accepted she owed rent of £3642.67 to the Applicant.

Reasons for Decision

8. The Tribunal was satisfied from the written representations and documents submitted by the Applicant's representatives together with the oral submissions from both parties that the Applicant was entitled to an order for payment by the Respondent in the sum of £3642.67. The Tribunal was also satisfied that it would not be appropriate to make a Time To Pay Order at this time.

Decision

9. The Tribunal finds the Applicant entitled to an order for payment by the Respondent to the Applicant in the sum of £3642.67.

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.

G.Harding

Legal Member/Chair

**24 April 2025
Date**