

**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 2016**

**Chamber Ref: FTS/HPC/CV/24/1466**

**Re: Property at 15/10 Allanfield, Edinburgh, EH7 5YJ (“the Property”)**

**Parties:**

**Mrs Esther Cumming, Mr Stephen Carson, 50 The Murrays Brae, Edinburgh, EH17 8UG; 2 Burnbrae Crescent, Bonnyrigg, EH19 3FQ (“the Applicant”)**

**Mr Narendra Reddy Vankuri (SBA), Miss Laksmi Priya, Mr Hari Hara Prasad Koya, UNKNOWN, UNKNOWN, India; UNKNOWN, UNKNOWN; UNKNOWN, UNKNOWN (“the Respondent”)**

**Tribunal Members:**

**Andrew McLaughlin (Legal Member)**

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

**[1] The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) made a Payment Order in favour of the Applicants against the Respondents in the sum of £5,085.01.**

**Background**

[2] The Applicants seek a Payment Order in respect of rent arrears said to have been accrued by the Respondents under a tenancy between the parties together with the costs of making good damage said to have been caused to the Property by the Respondents. Ms Laksmi Priya is convened as a guarantor of the other two Respondent’s obligations under the tenancy agreement.

[3] The Application is accompanied by a copy of the tenancy agreement, rent statements and evidence of the damage said to have been caused to the Property. The Application had called for a Case Management Discussion (“CMD”) previously. Permission had been granted to serve the Application on the Respondents by advertisement on the Tribunal’s website. This had been effected. The Tribunal however noted that Ms Laksmi Priya had emailed the Tribunal and so the Tribunal ordered that the Application should also be emailed to the address that the email had been sent from. Nothing further was heard from any of the Respondents.

## Case Management Discussion

[4] The Application called again for a CMD by conference call at 10am on 22 May 2025. The Applicants were represented by Ms Chisolm, from Belvoir Lettings. Mr Carson was also present. Despite the additional efforts made by the Tribunal, there was no appearance by or on behalf of the Respondents. The Tribunal therefore decided to proceed in the absence of the Respondents.

[5] Having heard from the Applicant's representative and considered the whole facts and circumstances of the case, the Tribunal made the following findings in fact.

### Findings in fact

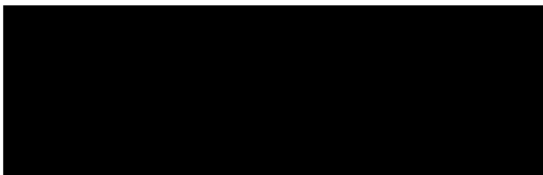
- 1. The Parties entered into a tenancy agreement in terms of which the Applicants let the Property to the Respondents with Laksmi Priya not being a tenant but instead entering into a guarantee agreement whereby she accepted personal liability for the other Respondent's failures to adhere to any terms of the lease.*
- 2. The tenants accrued rent arrears and caused damage to the Property resulting in a total liability to the Applicants in the sum of £5,085.01. This sum is resting owed to the Applicants by the Respondents.*

## Decision

[6] Having made the above findings in fact, the Tribunal granted the Application and made a Payment Order in favour of the Applicants against the Respondents in the sum of £5,085.01.

## 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.**



**22 May 2025**  
Date