



**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/25/0095

**Re: Property at Bridgend, Fyvie, Turriff, Aberdeenshire, AB53 8LL (“the
Property”)**

Parties:

Mr John Forbes-Leith, Dunachton Lodge, Kingussie, PH21 1LY (“the Applicant”)

**Mrs Beverley Chrystie, Mr Ian Chrystie, Bridgend, Fyvie, Turriff,
Aberdeenshire, AB53 8LL (“the Respondents”)**

Tribunal Members:

Alison Kelly (Legal Member) and Gordon Laurie (Ordinary Member)

Decision (in absence of the Respondents)

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

Background

1. On 13th January 2025 the Applicant lodged an application under Rule 111 of the First Tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017 (“the Rules”) seeking payment of a sum of rent arrears.
2. Lodged with the Application were:
 - a. Copy Short Assured Tenancy Agreement dated 25th April 2010 and showing a rent of £450 per month
 - b. Rent Statement showing arrears of £8500 as at 13th January 2025
3. The Application was served on the Respondent by Sheriff Officer on 11th April 2025.

4. On 6th May 2025 the Applicant's solicitor sent an email to the Tribunal seeking to amend the figure for arrears to £10,600, and lodged an up to date rent statement.

Case Management Discussion

5. The Case Management Discussion ("CMD") took place on 19 May 2025 by teleconference. The Applicant was represented by Mr Doran of Raeburn, Christie, Clark and Wallace, Solicitors. There was no attendance by the Respondent nor any representative on their behalf.
6. The Chairperson confirmed the purposes of a CMD in terms of Rule 17 of the Rules.
7. Mr Doran asked that an order be granted for payment, in the amount of £10600, being the sum due as shown on the rent statement and being the arrears due. He also asked for interest to be applied at the rate of four per centum per annum.

Findings in Fact

- i. The parties entered in to a tenancy agreement for rent of the property;
- ii. The current rent arrears are £10,600.

Reasons for Decision

8. The Respondent owes rent to the Applicant in the amount of £10,600.
9. The Tribunal considered four per centum per annum to be a reasonable rate of interest given current market circumstances.

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.

Alison Kelly

19 May 2025

Legal Member/Chair

Date