



**Decision with Statement of Reasons of the First-tier Tribunal for Scotland  
(Housing and Property Chamber) under Section 71 of the Private Housing  
(Tenancies) (Scotland) Act 2016**

**Chamber Ref: FTS/HPC/CV/24/3816**

**Re: Property at Ground Floor Left, 45 Skene Terrace, Aberdeen, AB10 1RN  
("the Property")**

**Parties:**

**Mr Robert Kinnear, 35 Smiths Field, Baintree, Essex, CM77 6BX ("the  
Applicant")**

**Ms Maureen Louise Ngala, UNKNOWN, UNKNOWN ("the Respondent")**

**Tribunal Members:**

**Andrew Upton (Legal Member)**

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

**The First-tier Tribunal for Scotland (Housing and Property Chamber) ("the  
Tribunal") determined that the Respondent is liable to make payment to the  
Applicant in the sum of FIVE THOUSAND FIVE HUNDRED AND NINE POUNDS  
AND FORTY PENCE (£5,509.40) STERLING.**

**Statement of Reasons**

1. This Application called for its Case Management Discussion on 7 May 2025 by teleconference call. The Applicant was represented by Ms Young. The Respondent was not present or represented. Service of the Application had been validly effected by advertisement on the Tribunal's website. The Tribunal was therefore content to proceed in the Respondent's absence.
2. In this Application, the Applicant seeks payment of the total sum of £5,509.40. That sum comprises two elements: (i) rent arrears of £5,322.20; and (ii) a charge for cleaning the Property of £187.20. The Applicant produced a rent statement of account showing the sums falling due and payments made. The Tribunal noted that a tenancy deposit of £395 had been deducted from the

arrears figure. The total shown to be outstanding was £5,322.20. The Applicant also produced an invoice from a professional cleaning firm in respect of services provided at the Property. The value of the invoice was £187.20.

3. In terms of Rule 17(4) of the First-tier Tribunal for Scotland Housing and Property Chamber Rules of Procedure 2017, the Tribunal may do anything at a Case Management Discussion that it may do at a Hearing, including make a decision. In terms of Rule 2, the Tribunal requires to have regard to the overriding objective to deal with proceedings justly when making a decision. That includes a need to avoid unnecessary delay.
4. The Respondent has been served with the Application in accordance with the Rules. The Respondent has offered no objection to the Application, and does not seek to contradict the position set out in the Application. The Applicant has produced documents supporting a conclusion that the sums claimed are properly due.
5. In the circumstances, the Tribunal was satisfied that a payment order ought to be granted. The Tribunal granted an order for payment by the Respondent to the Applicant of the sum of £5,509.40, being the sum claimed.

### **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.**

# A Upton

08.05.2025

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**Legal Member/Chair**

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**Date**