

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/24/4537

Property: 186 Foundry, Winterthur Lane, Dunfermline, KY12 9GB

Parties:

Kingdom Initiatives Limited, a company incorporated under the companies acts and having their registered office at Saltire Centre, Pentland Court, Glenrothes, KY6 2DA ("the Applicant")

Christopher Hunter, 186 Foundry, Winterthur Lane, Dunfermline, KY12 9GB ("the Respondent")

Tribunal Members:

Paul Doyle (Legal Member)
Gerard Darroch (Ordinary Member)

Decision

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

Background

The Applicant sought an order for payment of rental arrears totalling £3,485.84.00. The Applicant had lodged with the Tribunal Form F. The documents produced included a Private residential tenancy agreement dated 9 November 2022 and a schedule of unpaid rental.

Case Management Discussion

A case management discussion took place by telephone conference at 10.00am on 12 June 2025. The Applicant was represented by Ms N Brechany of TC Young, solicitors. The respondent was neither present nor represented. The case file discloses that the respondent has been given timeous notice of the date, time and

method of joining the hearing. We can justly determine this application in the respondent's absence.

Findings in Fact

The Tribunal made the following findings in fact:

1. The Applicant and the Respondent entered into a Tenancy Agreement for the Property dated 9 November 2022. In terms of clause 8 of the tenancy agreement the respondent agreed to pay rental at the rate of £526.70 per month. The rent was increased to £542.50 per month on 01 August 2023, and then increased again to £585.90 on 1 August 2024
2. The respondent has not made a full payment of rental since March 2023. At the date of application there were arrears of rent totalling £3,485.84.00. At 16 May 2025 the rent arrears totalled £7,303.04.
3. On 11 March 2024 the applicant served a notice to leave on the respondent in terms of s.50 of the Private Housing (Tenancies) (Scotland) Act 2016. On 27 September 2024 the applicant submitted this application to the tribunal.
4. On 20 May 2025 the applicant intimated an application to amend the sum claimed by increasing the sum applied for from £3,485.84.00 to £7,303.04 in terms of rule 14A of the First-tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017. That application is unopposed.
5. The application was amended so that the sum applied for is £7,303.04.
6. The respondent has not made a full payment of rent since March 2023, so that at the date of application there were 6 months arrears of rental. At today's date rental payments are 12 months in arrears. The respondent owes the applicants £7,303.04.
7. The respondent offers no resistance to the application for a payment order
8. For the foregoing reasons, the Tribunal determined to make an Order for payment. The Tribunal makes an order for payment of £7,303.04 together with interest at 8% per annum from 12 June 2025 until final payment.

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.

P. Doyle

Legal member of the tribunal
Dated: 12 June 2025