



**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/25/0782

**Re: Property at 7 Baillie Crescent, Alford, Aberdeenshire, AB33 8EZ (“the
Property”)**

Parties:

**Ms Andrea Bryce, 2 Back Station Road, Linlithgow, East Lothian, EH49 6AE (“the
Applicant”)**

**Ms Rachael McLaughlan, 7 Osprey Square, Inverurie, Aberdeenshire, AB51
6BX (“the Respondent”)**

Tribunal Members:

Graham Harding (Legal Member)

Decision (in absence of the parties)

**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 £2738.95 subject to a Time to Pay
order at the rate of £50.00 per month.**

Background

1. By application dated 21 February the Applicant’s representatives, DJ Alexander Lettings, Edinburgh, applied to the Tribunal for an order for payment by the Respondent to the Applicant in the sum of £2738.95 in respect of rent arrears and repairs to property arising from the Respondent’s tenancy of 7 Baillie Crescent, Alford, Aberdeenshire. The Applicant’s representatives submitted copies of a tenancy agreement, rent statement, breakdown of costs and other documents in support of the application.
2. By Notice of Acceptance dated 29 March 2025 a legal member of the Tribunal 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 22 May 2025.
4. By email dated 22 May 2025 the Respondent submitted an application for a Time to Pay direction in terms of the Debtors (Scotland) Act 1987 accepting the sum claimed by the Applicant was due and offering to repay the debt at the rate of £50.00 per month.
5. By email dated 12 June 2025 the Applicant's representatives advised the Tribunal that the Respondent's offer had been accepted.

Findings in Fact

6. The Respondent accepts she owes the Applicant £2738.95 arising from her tenancy of the property.

Reasons for Decision.

7. The Respondent has acknowledged the debt as being due. The Respondent has submitted an application for a Time to Pay Order. The Respondent has offered to repay the debt at the rate of £50.00 per month. The Respondent cannot afford to pay more than this each month towards the debt. The Applicant has accepted the Respondent's offer.

Decision

8. The Tribunal finds the Applicant entitled to an order for payment by the Respondent to the Applicant in the sum of £2738.95 subject to a Time to Pay Order at the rate of £50.00 per month.

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.

Graham Harding

Legal Member/Chair

Date