



Decision with Statement of Reasons of the First-tier Tribunal for Scotland (Housing and Property Chamber) under Section 16 of the Housing (Scotland) 2014 (“the 2014 Act”) and Section 1 of the Debtors (Scotland) Act 1987 (“the 1987 Act”)

Chamber Ref: FTS/HPC/CV/24/2012

Re: Property at 105 Arnage Drive, Aberdeen, AB16 6UQ (“the Property”)

Parties:

Mrs Teresa Horne, 45 Fairley Road, Kingswell, Aberdeen, AB15 8PZ (“the Applicant”) and

Miss Ashleigh Ritchie, 35 Persley Den View, Aberdeen, AB21 9HL (“the First Respondent”) and

Mr Liam Buchan, 58 Rowett South Drive, Bucksburn, Aberdeen, AB21 9GH (“the Second Respondent”)

Tribunal Member:

G McWilliams (Legal Member)

Decision

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that

The Respondent’s application for time to pay be granted and that an order for payment of £3,659.11 be made and that at £150.00 per calendar month with the first payment to be made on 1st September 2025 and thereafter on the first day of each consecutive month until the total sum of £3,659.11 has been fully paid.

Background

- 1. The Applicant sought an order for payment in respect of rent arrears under Rule 111 of the First tier Tribunal for Scotland (Housing and Property Chamber) Rules of Procedure 2017 (“the 2017 Rules”) (Application for civil proceedings in relation to a private residential tenancy).**

Case Management Discussion and Application for a Time to Pay Direction

2. A Case Management Discussion (“CMD”) proceeded remotely by telephone conference call at 2.00pm on 7th July 2025. The Applicant Mrs Horne and the Respondents Miss Ritchie and Mr Buchan attended. Reference is made to the Notes on the previous CMD which took place on 25th March 2025.
3. Mrs Horne and Mr Buchan stated that they had agreed that the sum owing to Mrs Horne by both Respondents is £3659.11, which sum will be repaid to Mrs Horne by Mr Buchan alone at the rate of £150.00 per month, and that the repayments will begin on 1st September 2025. They said that they had agreed that an order for payment, incorporating time to pay, should be granted. Mrs Horne stated that she did not seek any order against the First Respondent, Miss Ritchie, as she has been made bankrupt on 6th November 2024.

Findings in Fact

4. The Tribunal made the following findings in fact. The parties previously had a Private Rented Tenancy Agreement (“PRT”) The Respondents owe rent arrears to the Applicant in the amount of £3,659.11. The First Respondent Mr Buchan offers to pay the outstanding rent arrears to the Applicant Mrs Horne at the rate of £150.00 per calendar month, commencing on 1st September 2025 and continuing on consecutive months thereafter until fully repaid. Mr Buchan’s offer is acceptable to Mrs Horne. The monthly repayment sum offered by Mr Buchan is reasonable as his consecutive monthly repayments should fully repay the sum due to Mrs Horne within 24 months of their commencement.

Decision and Reasons for Decision

5. Having found that the amount of £3,659.11 is due and owing by the Respondents to the Applicant and having found that the time to pay application is reasonable, and acceptable to the Applicant, the Tribunal determined to grant the Order for the Second Respondent’s payment to the Applicant of £3,659.11 by consecutive calendar monthly instalments of £150.00, in terms of Section 1 of the 1987 Act, commencing on 1st September 2025.

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.



G McWilliams
Legal Member

7th July 2025
Date