



**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/24/2305

Re: Property at 149 Craigie Drive, Dundee, DD4 7NU (“the Property”)

Parties:

Ms Lucy Forbes, 109 Strathyre Avenue, Broughty Ferry, Dundee, DD5 3GN (“the Applicant”)

**Ms Shannon Thompson, sometime 149 Craigie Drive, Dundee, DD4 7NU, now
51 Balunie Avenue, Dundee DD4 8QJ (“the Respondent”)**

Tribunal Members:

George Clark (Legal Member)

Decision (in absence of the Respondent)

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that the application should be decided without a Hearing and made an Order for Payment by the Respondent to the Applicant of the sum of £2,651.97.

Background

1. By application, dated 31 July 2024, the Applicant sought an Order for Payment in respect of unpaid rent that had become due by the Respondent to the Applicants. The sum sought was £2,071.40.
2. The application was accompanied by a copy of a Private Residential Tenancy Agreement between the Parties, commencing on 29 April 2022 at a rent of £625 per month, and a Rent Statement showing arrears as at 31 July 2024 of £2,071.40.
3. On 6 January 2025, the Tribunal advised the Parties of the date and time of a Case Management Discussion, and the Respondent was invited to make written representations by 27 January 2025. The Respondent did not make any written representations to the Tribunal.

4. A Case Management Discussion scheduled for 10 February 2025 was postponed, to allow the possibility of a settlement.
5. On 14 July 2025, the Applicant sought leave to amend the application to increase the sum sought to £2,651.97, being rent arrears of £1,496.97, and including the costs of clearing the Property after the Respondent vacated on 10 June 2025, the cost of two replacement doors, the hallway radiator and a broken toilet handle. The Applicant provided photographs showing two badly damaged internal doors, smashed mirror wardrobe doors, a damaged radiator and a toilet with a broken handle. She also provided an Invoice for the replacements and repairs, £480 for removal of the Respondent's belongings and damaged items beyond repair, £600 for reframing and fitting new mirrored sliding doors, £500 for replacing the kitchen and living room doors, £120 for replacing the hallway radiator and £60 for replacing the damaged toilet cistern handle. The Applicant advised that she had received the deposit of £625, which covered the cost of the mirrored wardrobe doors and £25 toward the cost of the internal doors. The Applicant also provided the Tribunal with a copy of a message from the Respondent in which she agreed that the cost of removing her belongings could be added to the rent arrears.

Case Management Discussion

6. A Case Management Discussion was held by means of a telephone conference call on the morning of 25 June 2025. The Applicant was present and was supported by Mr Kevin Forbes. The Respondent was not present or represented. The Applicant confirmed that the Respondent had left the Property on 10 June 2025. She stated that she had been in contact with the Respondent, who had told her she would not be able to make any payments towards arrears before October 2025. She added that she had only included the major costs in her claim for recovery of costs.

Reasons for Decision

7. Rule 17 of the First-tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017 provides that the Tribunal may do anything at a Case Management Discussion which it may do at a Hearing, including making a Decision.
8. The Tribunal was satisfied that the rent arrears claimed had become lawfully due by the Respondent to the Applicant and that the damages sought were reasonable. It was clear from the photographs provided that the items claimed for were damaged beyond repair and that this could not be attributed to fair wear and tear. The Respondent had also accepted that the cost of clearing the Property of her belongings should be added to the arrears of rent.

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.

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Legal Member/Chair

30 July 2025
Date