



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/24/5293

Re: Property at 31 Whyterose Terrace, Methil, Fife, KY8 3AP (“the Property”)

Parties:

MandM Properties (Fife) Ltd, 31 Montrave Crescent, Leven, Fife, KY8 4EQ (“the Applicant”)

Miss Melissa Keay, UNKNOWN, UNKNOWN (“the Respondent”)

Tribunal Members:

Andrew McLaughlin (Legal Member) and Janine Green (Ordinary Member)

[1] The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) made a Payment Order in favour of the Applicant against the Respondent in the sum of £6,616.63.

Background

[2] The Applicant seeks a Payment Order in respect of rent arrears together with the costs of restoring damage caused by the Respondent to the Property under a tenancy between the parties.

[3] The Application is accompanied by a copy of the tenancy agreement, rent statements and evidence showing the damage caused to the Property and invoices for the repairs.

Case Management Discussion

[4] The Application called for a Case Management Discussion (CMD) by conference call at 10am on 28 July 2025. The Applicant was represented by their own Ms Meldrum. There was no appearance by or on behalf of the Respondent. Permission had been granted previously for intimation of the CMD to be made on the Respondent by service on the Tribunal website. This had been competently effected. As the Respondent was not present, the Tribunal decided therefor to proceed in the Respondent's absence. Having heard from Ms Meldrum, the Tribunal made the following findings in fact.

Findings in fact

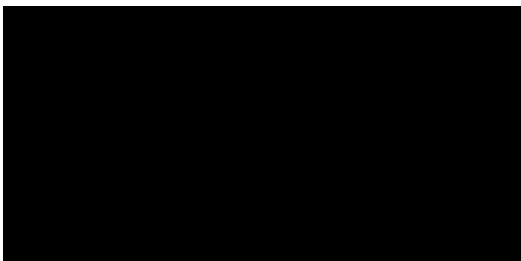
- 1. The Parties entered into a tenancy agreement in terms of which the Applicant let the Property to the Respondent.*
- 2. The tenant vacated the Property with rent arrears in the sum of £4,775.63.*
- 3. The Applicant also required to spend the sum of £1841.00 to make good damage caused to the Property by the Respondent.*

Decision

[5] Having made the above findings in fact, the Tribunal granted the Application and made a Payment Order in favour of the Applicant against the Respondent in the sum of £6,616.63.

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.



28 July 2025

Date

