



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/25/0028

Re: Property at 228D Holburn Street, Aberdeen, AB10 6DB (“the Property”)

Parties:

Stork Property, 57 Balmoral Place, Aberdeen, AB10 6HQ (“the Applicant”)

Miss Lucy Forbes, 74 Mugiemoss Road, Bucksburn, Aberdeen, AB21 9PF (“the Respondent”)

Tribunal Members:

Andrew McLaughlin (Legal Member)

Decision (in absence of the Respondent)

[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 £4,035.51

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 2pm on 7 August 2025. The Applicant was represented by their letting agent, Mr Gareth Winchester. There was no appearance by or on behalf of the Respondent. On the basis that service of the Application had been competently carried out by Sheriff Officers, the Tribunal decided to proceed in the absence of the Respondent. Having heard from Mr Winchester, the Tribunal made the following findings in fact.

Findings in fact

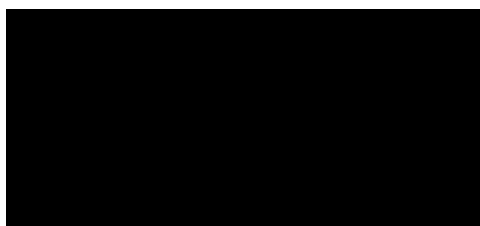
- 1) *The Parties entered into a tenancy agreement in terms of which the Applicant let the Property to the Respondent;*
- 2) *The tenant vacated the Property with rent arrears in the sum of £3,641.51;*
- 3) *The Applicant also required to spend the sum of £ 1,084.00 to make good damage caused to the Property by the Respondent. The £650.00 tenancy deposit was retained by the Applicant and the Respondent made a £40.00 payment leaving the sum of £4,035.51 resting owed to the Applicant 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 £4,035.51

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.



20 August 2025

Date