

**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/25/0942

Re: Property at Flat 7, 16 Paterson Place, Edinburgh, EH15 3JN (“the Property”)

Parties:

Places for People Scotland Ltd, 1 Hay Avenue, Edinburgh, EH16 4RW (“the Applicant”)

Mathew Laidler, Ms Sharleen McEwan, Flat 7, 16 Paterson Place, Edinburgh, EH15 3JN (“the Respondents”)

Tribunal Members:

Graham Harding (Legal Member) and Jane Heppenstall (Ordinary Member)

Decision

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 £10530.00.

Background

1. By application dated 4 March 2025 the Applicant’s representatives Patten & Prentice, Solicitors, Greenock, applied to the Tribunal for an order for payment of the sum of £6494.80 in respect of alleged rent arrears arising from the Respondents’ tenancy of the property. The Applicants submitted a copy of the tenancy agreement, a rent statement and rent increase notices together with other documents in support of the application.
2. By Notice of Acceptance dated 31 March 2025 a legal member of the Tribunal with delegated powers 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 11 June 2025.
4. By email dated 28 July 2025 the Applicant's representatives advised the Tribunal that the rent arrears had increased to £10530.00 and submitted a further rent statement.

The Case Management Discussion

5. A CMD was held by teleconference on 15 February 2023. The Applicant was represented by Mr Ross O'Donnell from the Applicant's representatives. Ms Sharleen McEwan attended on behalf of the Respondents.
6. In response to a query from the Tribunal Ms McEwan agreed that the Respondents owed rent amounting to £10530.00. Ms McEwan explained that since the birth of her daughter she had been working reduced hours and her partner Mr Laidler had been on a zero hours contract and they had been struggling with debt. Ms McEwan said that they had prioritised providing food for their daughter. Ms McEwan went on to say that she had obtained additional self-employed work and her partner had obtained new full time employment and that they would in the future be able to pay their rent and make a contribution towards the arrears.
7. For the Applicant, Mr O'Donnell asked the Tribunal to allow the sum claimed to be amended to £10530.00 and to grant an order for payment. As the Respondents accepted that they owed the Applicant £10530.00 the Tribunal allowed the sum claimed to be amended.

Findings in Fact

8. The Respondents owed rent of £10530.00 as at the date of the CMD.

Reasons for Decision

9. The Tribunal was satisfied from the written representations and documents submitted by the Applicant's representatives together with the oral submissions of both parties that the Applicant was entitled to an order for payment by the Respondents in the sum of £10530.00.

Decision

10. The Tribunal being satisfied it had sufficient information before it to make a decision without the need for a hearing finds the Applicant entitled to an order for payment by the Respondents to the Applicant in the sum of £10530.00.

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**

**31 July 2025
Date**