



Decision with Statement of Reasons of the First-tier Tribunal for Scotland (Housing and Property Chamber) under Section 71 of the Private Housing (Tenancies) (Scotland) Act 2016.

Chamber Ref: FTS/HPC/CV/24/5786

Re: Property at 138 Strathayr Place, Ayr, KA8 0AY (“the Property”)

Parties:

Mr John Steele, 31B Charlotte Street, Ayr (“the Applicant”)

Mr Derek Hughes, UNKNOWN, UNKNOWN (“the Respondent”)

Tribunal Member:

Richard Mill (Legal Member)

Decision (in absence of the Respondent)

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) granted an order against the Respondent for payment to the Applicant the sum of Two Thousand Two Hundred and Eighteen Pounds and Fifty Six Pence (£2,218.56)

Introduction

This is an application under rule 111 and section 71 of the Private Housing (Tenancies) (Scotland) Act 2016. Service has taken place upon the respondent by way of Service by Advertisement on the Chamber website for the required period.

The CMD took place by teleconference on 31 July 2025 at 10.00 am. The applicant joined the hearing and was represented by Miss Archibald of Wallace Hodge & Co. The respondent failed to participate in the hearing.

Findings and Reasons

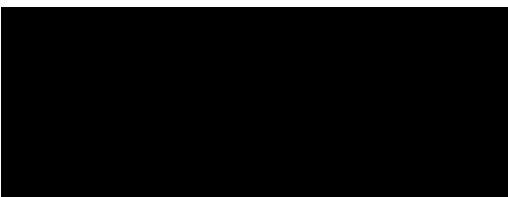
The property is 138 Strathayr Place, Ayr KA8 0AY. The applicant is Mr John Steele who is the heritable proprietor and registered landlord. The respondent is Mr Derek Hughes who is the former tenant.

The parties entered into a private residential tenancy which commenced on 2 September 2022. The rent was £475 per month. The respondent vacated the property on 30 December 2024. He had failed to pay all rent due in terms of the lease. At the end of the tenancy the respondent was still due £2,693.56. The application is supported by a detailed account statement disclosing the sums of rent and other charges which fell due and the monies received. The tribunal found this unchallenged documentary evidence credible and reliable and attached weight to it. A deposit was paid in the sum of £475. The applicant's representative agreed that the rent arrears ought to be reduced by this amount. This means the total sum sought was reduced to £2,218.56.

The applicant is entitled to recover arrears of rent under and in terms of the lease. The respondent has not opposed the application and has made no time to pay application.

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.



31 July 2025

Date