



**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/25/0285**

**Re: Property at 4-7 North Werber Road, Edinburgh, EH4 1TA (“the Property”)**

**Parties:**

**Northwood Edinburgh Limited, 3 Comely Bank Road, Edinburgh, EH4 1DR (“the Applicant”)**

**Ms Hazel Prentice, C/o 5 Primrose Crescent, Dalkeith, EH22 2JW (“the Respondent”)**

**Tribunal Members:**

**Nairn Young (Legal Member)**

**Decision (in absence of the Respondent)**

**The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that**

- Background

This is an application for an order for payment of rent arrears alleged to be owed by the Respondent in terms of her private residential tenancy agreement with the Applicant. It called for a case management discussion (‘CMD’) at 2pm on 23 July 2025, by teleconference. The Applicant was represented on the call by Mrs Claire Bunce, one of its employees. The Respondent was not on the call and was not represented. The commencement of the CMD was delayed by 10 minutes, in case of any technical difficulty; but there remained no contact from her.

A copy of the application and notice of the CMD was given to the Respondent by sheriff officers on 30 May 2025. The Tribunal was satisfied that it was reasonable to proceed on the basis that the matter was therefore undefended.

- Findings in Fact

The following facts from the application were relied on by the Tribunal, as unopposed:

1. The Respondent entered into a private residential tenancy agreement with the Applicant in respect of the Property, with a start date of 15 May 2020.
2. In terms of that agreement, rent of £950 was due on the fifteenth day of each month.
3. By notice, the rental charge was increased to £1,050 per month, from 15 October 2022.
4. By further notice, the rental charge was increased to £1,150 per month, from 15 July 2024.
5. The tenancy was terminated on 21 April 2025.
6. The Respondent's deposit of £1,050 has since been returned to the landlord.
7. Of that deposit return, £967.79 is attributable to damages and cleaning.
8. Applying the remainder of the deposit to the arrears outstanding at termination, arrears of £2,796.83 remain outstanding, at the date of the CMD.

- Reasons for Decision

The Respondent owes the sum of £2,796.83 to the Applicant. An order for payment of that amount should therefore be made.

- Decision

**Order made for payment by the Respondent to the Applicant of the sum of TWO THOUSAND, SEVEN HUNDRED AND NINETY-SIX POUNDS AND EIGHTY-THREE PENCE STERLING (£2,796.83).**

### **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.

# Nairn Young

Legal Member/Chair

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**23<sup>rd</sup> July 2025**

**Date**

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