



**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/25/0839**

**Re: Property at 45 John Pitcairn Place, Kirkcaldy, Fife, KY1 1AG (“the Property”)**

**Parties:**

**Kingdom Initiatives Limited, Saltire Centre, Pentland Drive, Glenrothes, KY6  
2DA (“the Applicant”)**

**Ms Nicola Ramsay, 45 John Pitcairn Place, Kirkcaldy, Fife, KY1 1AG (“the  
Respondent”)**

**Tribunal Members:**

**Mary-Claire Kelly (Legal Member) and Gerard Darroch (Ordinary Member)**

**Decision**

**The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the  
Tribunal”) determined to grant an order for payment in the sum of EIGHT  
THOUSAND NINE HUNDRED AND FIFTEEN POUNDS AND SIXTY PENCE (£8915.60).**

**Background**

1. By application dated 25 February 2025 the applicant seeks an order for payment in respect of outstanding arrears of rent in terms of section 71(1) of the Private Housing (Tenancies)(Scotland) Act 2016.
2. The following documents were lodged with the application:
  - Copy Private Residential Tenancy agreement
  - Rent statement
  - Rent increase notice

### **Case management discussion - 23 July 2025 - teleconference**

3. A case management discussion ("cmd") took place via teleconference on 23 July 2025. The applicant was represented by Ms Brechany, solicitor, TC Young. The respondent was in attendance.
4. Ms Brechany sought an order for payment in the sum of £8915.60. The lease which had been lodged had a commencement date of 20 April 2018. The lease was a joint tenancy with the respondent and her daughter named as tenants. Ms Brechany stated that the payment action was raised against the respondent alone as the joint tenant, Jennifer Ramsay had moved out of the property in 2019. A rent increase notice had been submitted which showed that the monthly rent had been increased to £540.39 from 1 August 2024. Rent accounts had been lodged which spanned the period from the commencement of the tenancy to July 2025.
5. Ms Brechany referred to an email to the Tribunal dated 4 July 2025 in terms of which the applicants sought to increase the amount sought to £8915.60. Intimation of the amendment request had been made to the respondent by email on the same date.
6. Ms Ramsay accepted that the amount sought was due. She confirmed that the tenancy was a joint tenancy with her daughter the other named tenant. Ms Ramsay stated that she did not wish her daughter to be responsible for the debt as she had moved out of the property a number of years earlier and before arrears had arisen.
7. Ms Ramsay stated that she had experienced financial difficulties following the loss of her employment. She was currently in receipt of universal credit. She stated that she had sought advice in relation to her debts however she did not seek a time to pay direction and consented to an order being granted in the amount sought.

### **Findings in fact**

8. Parties entered into a private residential tenancy agreement with a commencement date of 20 April 2018.
9. The respondent is jointly and severally liable for rental payments with the joint tenant in the agreement, Jennifer Ramsay.
10. Monthly rent due in terms of the agreement is £540.39

11. Rent arrears as at 1 July 2025 amounted to £8915.60.
12. No payments have been made towards the rent or arrears since September 2024.

### **Reasons for the decision**

13. Rule 18 states:

*Power to determine the proceedings without a hearing*

**18.—(1) Subject to paragraph (2), the First-tier Tribunal—**

*(a) may make a decision without a hearing if the First-tier Tribunal considers that—*

*(i) having regard to such facts as are not disputed by the parties, it is able to make sufficient findings to determine the case; and*

*(ii) to do so will not be contrary to the interests of the parties; and*

*(b) must make a decision without a hearing where the decision relates to—*

*(i) correcting; or*

*(ii) reviewing on a point of law,*

*a decision made by the First-tier Tribunal.*

*(2) Before making a decision under paragraph (1), the First-tier Tribunal must consider any written representations submitted by the parties.*

14. The Tribunal was satisfied that having regard to the undisputed facts of the case it was able to make a determination and that it was not contrary to parties' interest to do so at the cmd without the need for a further hearing.
15. The Tribunal had regard to the application, the documents lodged by the applicant and oral submissions at the cmd.
16. The respondent did not dispute that the sum sought was due and consented to an order being granted. The respondent did not seek a time to pay direction.
17. The Tribunal was satisfied that the request to amend the sum sued for had been made in compliance with rule 14A and allowed the requested amendment. The Tribunal was satisfied that as evidenced by the rent account submitted by the applicant arrears in the amount of £8915.60 were lawfully due as at the date of the cmd.

## **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.**

Mary-Claire Kelly

**Mary-Claire Kelly**