



**Decision with Statement of Reasons of the First-tier Tribunal for Scotland (Housing and Property Chamber) under Section 16 of the Housing (Scotland) Act 2014.**

**Chamber Ref: FTS/HPC/CV/24/3387**

**Re: Property at 8/3 Blandfield, Edinburgh, EH7 4QJ (“the Property”)**

**Parties:**

**Craigsco Limited, 19 Kinloch Drive, Glenrothes, Fife, KY7 4DD (“the Applicant”)**

**Mr Maksym Kuczynski, Mr Damian Drzewiecki, also known as Andrew Floras, present whereabouts unknown, UNKNOWN, UNKNOWN (“the Respondent”)**

**Tribunal Members:**

**Yvonne McKenna (Legal Member)**

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

**The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that an Order for Payment be made in favour of the Applicant against the Respondent in the sum of £28,897 (TWENTY EIGHT THOUSAND EIGHT HUNDRED AND NINETY SEVEN POUNDS).**

## **Background**

1. The Applicant seeks a Payment Order in respect of rent arrears said to be lawfully due by the Respondent to the Applicant under a tenancy between the parties.
2. The Application is accompanied by a copy of the tenancy agreement and rent statements.
3. On 19 March 2025 the Applicant’s Representative lodged an updated statement of rent arrears which indicated arrears of £26,897.
4. On 6 May 2025 the Applicant’s Representative lodged an updated statement of rent arrears stating arrears due of £28,897 as at 20 April 2025.

5. This application had earlier been conjoined with an eviction action under chamber reference FTS/HPC/EV/24/3383. An eviction order was granted by the Tribunal in respect of that case on 31 March 2025.

6. A Case Management Hearing ('CMD') took place by teleconference on 31 March 2025. Due to an administrative error no service by advertisement had taken place in respect of this application, and accordingly this application was continued to a new CMD to take place on 1 September 2025.

7. The Tribunal was provided with a Certificate of Service by Advertisement confirming an advertisement date of 15 July 2025.

### **The Case Management Discussion**

8. A Case Management Hearing ('CMD') took place by teleconference on 1 September 2025. The Applicant was represented by Mr Webber from Ennova Law. There was no appearance by the Respondent.

9. The Tribunal explained the purpose of the CMD, and the procedure which would be adopted. The Tribunal explained that in terms of Rule 17 (4) of the Scotland Housing and Property Chamber (Procedure) Regulations 2017 ("the Regulations"), that the Tribunal may do anything at a CMD which it may do at a Hearing, including making a decision.

10. Mr Webber said that the arrears as at 20 April 2025 amounted to £28,897. He said that the Respondent had vacated the Property on 9 May 2025 after the order for eviction was granted. There have been no further payments of rent received since the rent statement was provided on 6 May 2025, and there has been no further information received from the Respondent. He sought an Order of Payment.

### **Findings in Fact**

11. The Parties entered into a tenancy agreement with a commencement date of 20 November 2020, in terms of which the Applicant let the Property to the Respondent.

12. The contractual monthly rent is £2000 per month.

13. The sum of £28,897 is lawfully due as rent arrears for the period until 20 April 2025 due by the Respondent to the Applicant.

### **Reasons for Decision**

14. 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 £28,897. The Applicant had provided a rent statement showing the rental due and outstanding. The Respondent has not sought to oppose this 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.**

**Yvonne McKenna**

**1 September 2025**

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**Legal Member/Chair**

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**Date**