



**Decision with Statement of Reasons of the First-tier Tribunal for Scotland
(Housing and Property Chamber) under Section 70 of the Private Housing
(Tenancies)(Scotland) Act 2016**

Chamber Ref: FTS/HPC/CV/24/4302

Re: Property at 29/4 Merchiston Gardens, Edinburgh, EH10 5DD (“the Property”)

Parties:

**Mrs Jane Frith, Woodhurst, Old Belfield, Bowness of Windermere, Cumbria,
LA23 3HT (“the Applicant”)**

**Mrs Martina King (Formerly Known as Jane Cochrane), 29/4 Merchiston
Gardens, Edinburgh, EH10 5DD (“the Respondent”)**

Tribunal Members:

Alison Kelly (Legal Member) and Ann Moore (Ordinary Member)

Decision

**The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the
Tribunal”) determined that an order for payment should be made.**

Background

1. The Applicant lodged an application on 12th September 2024 under Rule 111 of the First Tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017 (“the Rules”) seeking payment of a sum of rent arrears.
2. Lodged with the Application were:
 - a. Copy Private Residential Tenancy commencing 1st October 2018
 - b. Rent Statement showing arrears of £2670.74 as at 1st September 2024.
3. The Application was served on the Respondent by Sheriff Officer on 25th July 2025.

Case Management Discussion

4. The Case Management Discussion ("CMD") took place by teleconference. The Applicant was represented by Mr Kerr of IME DJK Ltd. The Respondent was represented by Miss Bennett of CHAI.
5. The Chairperson confirmed the purposes of a CMD in terms of Rule 17 of the Rules.
6. The Chairperson confirmed that an order could be granted only for the amount in the application, as no application had been made to amend the sum sought and no updated rent statement had been lodged. Mr Kerr moved for a payment order in the amount of £2670.74. Miss Bennett had no submission to make.

Findings in Fact

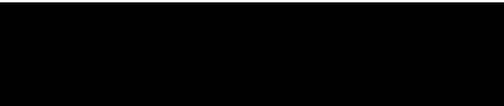
- i. The parties entered in to a tenancy agreement for rent of the property;
- ii. On 12th September 2024 the rent arrears owed were £2670.74.

Reasons for Decision

7. The Respondent owes rent to the Applicant as at 12th September 2024 in the amount of £2670.74.

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.



Legal Member/Chair

Date: 04/09/2025