



**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 (Act)**

**Chamber Ref: FTS/HPC/CV/24/5791**

**Re: Property at 2/1 Station Road, Kirkliston, Edinburgh, EH29 9BE (“the Property”)**

**Parties:**

**Pia (Alloa) Limited, 16 Corstorphine Hill Crescent, Corstorphine, Edinburgh, EH12 6LL (“the Applicant”)**

**Mr Kelvin Adeyemi, 20 Sanderling Lesmahagow, Glasgow, ML11 0GX (“the Respondent”)**

**Tribunal Members:**

**Alan Strain (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 granted in the sum of £1,163.74.**

**Background**

This is an application under Rule 111 of ***The First-tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017 (Rules)*** and section 71(1) of the Act in respect of a claim for payment of rent arrears.

The Tribunal had regard to the following documents lodged in advance of the Hearing:

1. Application received 18 December 2024;
2. Private Rental Tenancy Agreement (PRTA) commencing 5 July 2023;
3. Rent statement;
4. Sheriff Officer’s Certificate of Service of the CMD Notification on the Respondent dated 4 July 2025.

## **Case Management Discussion (CMD)**

The case called for a CMD by telephone on 19 August 2025. The Applicant did not participate but was represented by its Letting Agent, Mr Simpson. The Respondent did not participate and was not represented.

The Tribunal delayed the start of the CMD to see if the Respondent would participate but he did not.

The Tribunal were satisfied that the Respondent had received notification of the Case Management Discussion and that the Tribunal could determine the matter if it considered it had sufficient information to do so and the procedure was fair. The notification also advised the Respondent that he should attend and the Tribunal could determine the matter in absence if he did not.

The Tribunal decided that it was fair and reasonable to proceed in the Respondent's absence.

Mr Simpson confirmed that the Respondent was in rental arrears as at the end of the tenancy in the sum of £1,163.74.

The Tribunal then considered the documentary evidence it had received from the Applicant and in so far as material made the following findings in fact:

1. The Parties let the subjects under a PRTA commencing 5 July 2023;
2. The monthly rent was £695;
3. The Applicant was in arrears of rent in the sum of £1,163.74 as at the end of the tenancy.

## **Decision and Reasons**

The Tribunal was satisfied that in the circumstances the Applicant was due payment of the rent arrears from the Respondent and granted the order sought in the amount of £1,163.74.

## **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.**

**Alan Strain**

19 August 2025

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**Legal Member/Chair**

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**Date**

