



**Decision with Statement of Reasons of the First-tier Tribunal for Scotland (Housing and Property Chamber) under Section 51 of the Private Housing (Tenancies)(Scotland) Act 2016**

**Chamber Ref: FTS/HPC/EV/25/1326**

**Re: Property at 13 Todlaw Walk, Dyce, Aberdeen, AB21 7NA (“the Property”)**

**Parties:**

**Mr Scot Hector, 12 Beaufort Gate, Elgin, IV30 8BL (“the Applicant”)**

**Mr Gerami Marold Sarmiento De Avila, 13 Todlaw Walk, Dyce, Aberdeen, AB21 7NA (“the Respondent”)**

**Tribunal Members:**

**Gillian Buchanan (Legal Member) and Gerard Darroch (Ordinary Member)**

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

At the Case Management Discussion (“CMD”) which took place by telephone conference on 15 September 2025, the Applicant was neither present nor represented. The Respondent was also not present or represented.

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

The Tribunal was satisfied that the requirements of Rule 24(1) of the First-tier Tribunal for Scotland Housing and Property Chamber Rules of Procedure 2017 (“the Rules”) had been satisfied relative to the Applicant and the Respondent having received notice of the CMD.

The CMD was due to commence at 10.00am. By the time the Tribunal members discussed the position the time was 10.15am and still neither party had joined the call.

In the absence of any party the application fell to be dismissed and the Tribunal made an order to that effect.

**Decision**

Application dismissed.

## **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.**

**Gillian Buchanan**

**Legal Member/Chair**

**15 September 2025**

**Date**