



**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/25/0019

Property: 52 Beech Crescent, Rosyth, Fife KY11 2ZP ("Property")

Parties:

**Kingdom Initiatives Limited, Saltire Centre, Pentland Court, Glenrothes KY6 2DA
("Applicant")**

**TC Young, Solicitors, 7 West George Street, Glasgow G2 1BA ("Applicant's
Representative")**

Charley Dunsmuir, 53 Westfarm Crescent, Glasgow G72 7RW ("Respondent")

**Tribunal Members:
Joan Devine (Legal Member)**

Decision

**The First-tier Tribunal for Scotland (Housing and Property Chamber)
("Tribunal") determined that an order for payment of £19,958.55 with interest
thereon at the rate of 4% should be made.**

Background

The Applicant sought an order for payment of £13,863.95 in respect of rent arrears plus interest at 8%. The Applicant had lodged Form F. The documents produced were: a tenancy agreement which commenced on 14 March 2019 and a statement of rent arrears. The application was served on the Respondent by Sheriff Officer on 4 July 2025. By email dated 1 August 2025 the Applicant's Representative lodged an updated statement of rent arrears which indicated arrears of £19,958.55. The updated statement of arrears was copied to the Respondent.

Case Management Discussion

A Case Management discussion ("CMD") took place on 19 August 2025. Kirstie Donnelly Of the Applicant's Representative was in attendance. The Respondent was not in attendance. Ms Donnelly told the Tribunal that she was unable to confirm the precise date on which all of the rent increases were effective as the Applicant acquired

the Property from a previous landlord. She noted that the Respondent did pay the rent after the increases to £770.99 and £786.11 which indicated that the Respondent accepted those increases were effective. Ms Donnelly told the Tribunal that she had email contact with the Respondent when she asked for confirmation of whether or not the Respondent had vacated the Property and explained that the rent would continue to accrue until the Respondent vacated the Property. She said that the Respondent replied to her in March 2025 and said that she still had belongings in the Property to be removed. She said that the Applicant's best estimate was that the Respondent vacated at the end of July 2025 as the last contact from the Respondent was on 26 July 2025.

Findings in Fact

The Tribunal made the following findings in fact:

1. The Applicant and the Respondent had entered into a tenancy agreement which commenced on 14 March 2019.
2. In terms of the Tenancy agreement the rent was £755.15 per month.
3. The rent was increased to £770.99 per month.
4. The rent was increased to £786.11 per month.
5. The rent was increased to £802.50 per month with effect from 1 May 2022.
6. The rent was increased to £826.58 per month with effect from 1 August 2023.
7. The rent was increased to £892.71 per month with effect from 1 August 2024.
8. The Respondent failed to pay the rent in full for the period 1 April 2022 to 1 July 2025. The unpaid amount was £19,958.55.

Reasons for the Decision

The Tribunal determined to make an Order for payment. In terms of the tenancy agreement rent was due at the rate of £755.15 per month. The rent was increased to £770.99 and then to £786.11 although the effective date of the increase was unclear. The rent was increased to £802.50 with effect from 1 May 2022. The Respondent continued to pay rent at that level for a period after the increase became effective. The rent was increased to £826.58 with effect from 1 August 2023. The rent was increased to £892.71 with effect from 1 August 2024. The Respondent failed to pay the rent in full for the period 1 April 2022 to 1 July 2025. The unpaid amount was £19,958.55. The tribunal considered it was reasonable to award interest on the sum due at the rate of 4% per annum.

Decision

The Tribunal grants an order for payment of £19,958.55 together with interest thereon at the rate of 4%.

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.

J Devine

Legal Member

Date : 19 August 2025