

Housing and Property Chamber
First-tier Tribunal for Scotland



Decision with Statement of Reasons of the First-tier Tribunal for Scotland (Housing and Property Chamber) under Section 71 of the Private Housing (Tenancies)(Scotland) Act 2016 (“the Act”)

Chamber Ref: FTS/HPC/CV/25/1216

Re: Property at 10/3 High Street, Peebles, EH45 8SF (“the Property”)

Parties:

Mr Graeme Briggs, Dundas, Hopehouse, Ettrick Valley, Scottish Borders, TD7 5HU (“the Applicant”)

Ms Patricia Danson, Unknown, Unknown (“the Respondent”)

Tribunal Members:

Steven Quither (Legal Member)

Decision (in absence of the Respondent)

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that the Respondent is to pay to the Applicant the sum of FOUR HUNDRED AND FOURTEEN POUNDS ONLY (£414) STERLING.

BACKGROUND

1. This is an application dated and lodged on 19 March 2025 for payment of rent and other expenses arising out of a Private Residential Tenancy (“PRT”) between the parties in respect of the Property commencing 15 October 2024 and at a rent of £1050 per month. Said PRT followed an earlier one commencing 3 June 2024 with an additional tenant.
2. After a request for further information and clarification from the Tribunal dated 12 April was answered by the Applicant’s representative (Accommodate RURAL Letting Agents, Peebles) on 14 April, the Tribunal accepted the application by Notice of Acceptance of 14 May and a Case Management Discussion (“CMD”) was duly fixed for 30 September, all 2025.

3. Prior to the CMD, preliminary consideration of the supporting documentation for this application confirmed that when this application was lodged, there were outstanding rent arrears of £414 and in addition the Applicant was seeking £100 for cleaning the Property and reimbursement of Accommodate RURAL's fee of £75 for making this application.
4. Service at the Respondent's last known address, as referred to in the application, was attempted by sheriff officers but proved unsuccessful, the Respondent having apparently moved away without leaving any forwarding address. Service by Advertisement on the Tribunal's website was then carried out, per Certificate of same provided for the CMD.

CASE MANAGEMENT DISCUSSION on 30 SEPTEMBER 2025

5. The CMD took place by teleconference and duly commenced shortly after 11-30am, with only the Applicant's representative, Jill Lockett from Accommodate RURAL, in attendance
6. In her submission to the Tribunal and in response to questions then asked by the Tribunal, Mrs Lockett advised and confirmed:--
 - a) She did not know why the Respondent was not in attendance;
 - b) Arrears were £414, per Rent Statement lodged; and
 - c) The sums claimed for cleaning the Property and lodging the application had been included simply for completeness' sake. After discussion, she was content not to insist on them.

FINDINGS IN FACT

7. The Respondent is liable for arrears of rent up to 18 March 2025 of £414 arising out of a PRT for the Property between the parties, commencing 15 October 2024.

REASONS FOR DECISION

8. The Tribunal was satisfied that arrears of £414 had accrued per the Rent Statement produced by the Applicant to 18 March 2025.
9. Accordingly, it considers it just to make an order for payment of £414.

DECISION

10. To grant the order for payment sought by the Applicant against the Respondent in the sum of £414.

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.

SR QUITHER

30 SEPTEMBER 2025

Legal Member/Chair

Date

