



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

Chamber Ref: FTS/HPC/CV/25/2832

Re: Property at 18 Dunbar Court, Glenrothes, Fife, KY6 1JW (“the Property”)

Parties:

Mr Robert McCulloch, 2 Greenburn Cottage, Lockerbie, DG11 2RP (“the Applicant”)

**Ms Anda-Madalina Ciuraru, Mr Radu Florin Amariel, 18 Dunbar Court,
Glenrothes, Fife, KY6 1JW (“the Respondents”)**

Tribunal Members:

Jim Bauld (Legal Member) and Sandra Brydon (Ordinary Member)

Decision (in absence of the Respondents)

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that an order should be granted for payment in the sum of ONE THOUSAND, SEVEN HUNDRED AND FIFTY POUNDS (£1,750.00)

Background

1. By application dated 30 June 2025, the applicant sought an order under section 51 of (“the Act”) and in terms of rule 111 of The First-tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017 (“the procedure rules”).
2. On 2 July 2025 the application was accepted by the tribunal and referred for determination by the tribunal
3. A Case Management Discussion (CMD) was set to take place on 18 September 2025 and appropriate intimation of that hearing was given to both parties.

4. The application was heard together with a conjoined application involving the same parties for an eviction order under tribunal reference FTS/HPC/EV/25/5749

The Case Management Discussion

5. The Case Management Discussion (CMD) took place on 18 September 2025 via telephone case conference. The applicant attended along with Mrs Helen Couser, his letting agent from Fife Letting Service, Kirkcaldy. The Respondents did not take part.
6. The tribunal explained the purpose of the CMD and the powers available to the tribunal to determine matters.
7. The tribunal asked various questions of the applicant and his letting agent with regard to the application.
8. The applicant confirmed that he wished the order for payment to be made.

Findings in Fact

9. The Applicant is the registered owner of the property.
10. The Applicant and the Respondents as respectively the landlord and tenants entered into a tenancy of the property which commenced on 6 December 2019.
11. The tenancy was a private residential tenancy in terms of the Act.
12. The initial agreed monthly rental was £450.
13. Arrears had started to accrue in May 2024 and at the date of the lodging of the application arrears amounted to £1,750.
14. The amount of arrears at the date of the CMD was £2,000.
15. Appropriate accounting had been provided in respect of the outstanding rent with the application to the tribunal.

Reasons for Decision

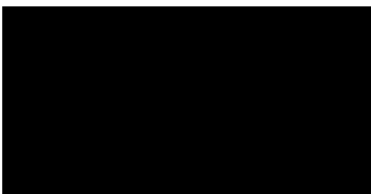
16. The tribunal accepted the unchallenged evidence of the applicant regarding the outstanding sums. The tribunal noted that the first named respondent had recently engaged with both the applicant and the letting agent in making payments of monthly rent and some payments towards arrears. The amount outstanding at the date of the CMD exceeded the sum claimed and the tribunal was content to make an order for payment of the sum claimed..
17. The tribunal also exercised the power within rule 17 of the First-tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017 and determined that a final order should be made at the CMD.

Decision

The order for payment of the sum of £ 1,750.00 is granted

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.



Date: 19 September 2025