



**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/25/0186

Re: Property at 23 Abernethy Road, Dundee, DD5 2PE (“the Property”)

Parties:

**Mr Gordon Shepherd, Mrs Gillian Shepherd, 43 Barry Downs, Barry Downs Park,
Barry, Carnoustie, DD7 7SA (“the Applicants”)**

Ms Barbara Croal, UNKNOWN, UNKNOWN (“the Respondent”)

Tribunal Members:

James Bauld (Legal 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 TWELVE THOUSAND, SIX HUNDRED AND FIFTY POUNDS AND EIGHTY EIGHT PENCE (£12,650.88) with interest at eight (8%) per centum per annum

Background

1. By application dated 15 January 2025, the applicants 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 14 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 24 September 2025 and appropriate intimation of that hearing was given to both parties.

The Case Management Discussion

4. The Case Management Discussion (CMD) took place on 24 September 2025 via telephone case conference. The applicants did not attend but were represented by their letting agent, Mr Ian Davidson from Martin & Co, Dundee. The Respondent did not take part.
5. The tribunal explained the purpose of the CMD and the powers available to the tribunal to determine matters.
6. The tribunal asked various questions of the applicants' representative with regard to the application.
7. The applicants' representative confirmed that he wished the order for payment to be made together with interest at the judicial rate of 8% per annum.

Findings in Fact

8. The Applicants are the registered owners of the property.
9. The Applicants and the Respondent as respectively the landlord and tenant entered into a tenancy of the property which commenced on 4 December 2017
10. The tenancy was a private residential tenancy in terms of the Act.
11. The initial agreed monthly rental was £600.
12. The tenancy terminated on 24 December 2024
13. Arrears had started to accrue in February 2023 and at the date of the termination of the tenancy and at the date of lodging of the application arrears amounted to £12,650.88.
14. Appropriate accounting had been provided in respect of the outstanding rent with the application to the tribunal.

Reasons for Decision

15. The tribunal accepted the unchallenged evidence of the applicant regarding the outstanding sums.

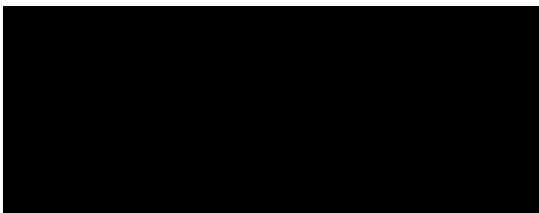
16. The tribunal also exercised the power within rule 17 of the First-tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017 and determined that a final order should be made at the CMD.

Decision

The order for payment of the sum of £12,650.88 with interest at eight (8%) per centum per annum 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: 24 September 2025