

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 16 of the Housing (Scotland) Act 2014

Chamber Ref: FTS/HPC/CV/25/1481

Re: Property at 7 Wallbrae Road, Cumbernauld, G67 2PD ("the Property")

Parties:

Ms Catherine Hunter, 2a Westmount Park, Newtonards, County Down, BT23 4BP ("the Applicant")

Ms Tracy Bulpitt, 18 Etive Court, Cumbernauld, G67 4JA ("the Respondent")

Tribunal Members:

Andrew McLaughlin (Legal Member)

Decision (in absence of the Respondent)

[1] The First-tier Tribunal for Scotland (Housing and Property Chamber) ("the Tribunal") made a Payment Order in favour of the Applicant against the Respondent in the sum of £9,807.14 with interest at the rate of 6 per cent per year from today's date until payment.

Background

[2] The Applicant seeks a Payment Order in respect of rent arrears together with the costs of restoring damage caused by the Respondent to the Property under a tenancy between the parties.

[3] The Application is accompanied by a copy of the tenancy agreement, rent statements and evidence showing the damage caused to the Property and invoices for the repairs.

Case Management Discussion

[4] The Application called for a Case Management Discussion (CMD) by conference call at 10am on 26 September 2025. The Applicant was represented by her letting agent, Mr John MacAulay. There was no appearance by or on behalf of the Respondent. The Application and details of the conference call had been competently served on the Respondent by Sheriff Officers. As the Respondent was not present, the Tribunal decided to proceed in the Respondent's absence. Having heard from Mr MacAulay, the Tribunal made the following findings in fact.

Findings in fact

1. *The Parties entered into a tenancy agreement dated 1 December 2015 in terms of which the Applicant let the Property to the Respondent.*
2. *The tenant vacated the Property in March 2025 with rent arrears in the sum of £3,747.14.*
3. *The Applicant also required to spend the sum of £6,060.00 to make good damage caused to the Property by the Respondent. The Respondent is contractually liable to reimburse the Applicant for these costs under the terms of the tenancy.*
4. *The sum of £9,807.14 is resting owed by the Respondent to the Applicant.*

Decision

[5] Having made the above findings in fact, the Tribunal granted the Application and made a Payment Order in favour of the Applicant against the Respondent in the sum of £9,807.14 with an award of interest at the rate of 6 per cent per year from today's date until payment.

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.

Andrew McLaughlin

Legal Member/Chair

26 September 2025

Date