



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

Chamber Ref: FTS/HPC/CV/24/0858

Re: Property at 2 Bluebell Terrace, Edinburgh, EH16 4XH (“the Property”)

Parties:

Mr Syed Nasir, 10 Bushmill Close, Manchester, M20 2NQ (“the Applicant”)

Ms Amy Cameron, 49 Davidson Way, Wallyford, Musselburgh, EH21 8GR (“the Respondent”)

Tribunal Members:

Nairn Young (Legal Member) and Mary Lyden (Ordinary Member)

Decision (in absence of the Respondent)

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that

- Background

This is an application for an order for payment of rent arrears and damages alleged to be owed by the Respondent in terms of her occupation of the Property under a private residential tenancy agreement with the Applicant. It called for a hearing at 10am on 18 August 2025, by teleconference. The Applicant was represented on the call by Ms Stephanie Prabakaran, of Trinity Factoring Services Limited. The Respondent was not on the call and was not represented. The commencement of the hearing was delayed by 10 minutes, in case of any technical difficulty; but there remained no contact from her.

The matter had called previously on 28 February 2025 for a case management discussion ('CMD'), at which the Respondent appeared. A direction was issued following that CMD, requiring the Respondent to set out in writing the basis for her defence of the application, but which she did not answer. Notice of the hearing was sent on 2 July 2025 to the Respondent. The Tribunal was satisfied that it was reasonable to proceed on the basis that the matter was therefore now undefended.

- Findings in Fact

The following facts from the application were relied on by the Tribunal, as unopposed:

1. The Respondent entered into a private residential tenancy agreement with the Applicant in respect of the Property, with a start date of 19 July 2022.
2. In terms of that agreement, rent of £1,375 was due on the nineteenth day of each month.
3. By notice, the rental charge was increased to £1,416 every month, from 19 July 2023.
4. The tenancy was terminated on 19 March 2024.
5. At the date of termination, the Respondent owed £3,423 in rent.
6. Following the end of the tenancy, the Applicant had to replace furniture broken or damaged by the Respondent to the sum of £600 (including VAT).
7. The Applicant also had to complete repairs work to the fabric of the Property due to damage or disrepair caused by the Respondent, to the sum of £8,400 (including VAT).
8. The Applicant received £2,063 from the return of the Respondent's deposit.

- Reasons for Decision

The Respondent owes a total of £10,360 to the Applicant, taking into account the rent arrears and damages to furniture and the Property itself, and the amount he has already received in compensation from the return of the deposit. This is the sum sought in the application. An order for payment of that amount should therefore be made.

- Decision

Order made for payment by the Respondent to the Applicant of the sum of TEN THOUSAND, THREE HUNDRED AND SIXTY POUNDS STERLING (£10,360).

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.

Nairn Young

Legal Member/Chair

18 August 2025

Date