



**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/24/2881

Re: Property at 36-1 Roseburn Street, Edinburgh, EH12 5PN (“the Property”)

Parties:

**Northwood Edinburgh, Northwood, 13 Comely Bank Road, Edinburgh, EH4 1DR
 (“the Applicant”)**

Mr Andrew Gordon, UNKNOWN, UNKNOWN (“the Respondent”)

Alison Kelly (Legal Member)

Decision (in absence of the Respondent)

**The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the
Tribunal”) determined that an order for payment should be made.**

Background

1. On 25th June 2024 the Applicant lodged an application under Rule 111 of the First Tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017 (“the Rules”) seeking payment of a sum of rent arrears.
2. Lodged with the Application were:
 - a. Copy Private Residential Tenancy dated 24th June 2020 and showing a rent of £725 per month
 - b. Rent Statement showing arrears of £4193.71 as at 24th May 2023
3. Sheriff Officers were not able to serve the papers as the Respondent vacated the property and they could not find him.

4. An application for Service By Advertisement was submitted by the Applicant and was allowed.
5. The Tribunal produced a Certificate of Advertisement dated 26th September 2025.
6. On 1st September 2025 the Applicant sent an email to the Tribunal with an up to date rent statement showing that the deposit had been returned to the Applicant and the sum now sought was £3835.21.

Case Management Discussion

7. The Case Management Discussion ("CMD") took place on 9th September 2024 by teleconference. The Applicant was represented by Mrs Bunce, employee of the Applicant. The Respondent did not attend and was not represented.
8. The Chairperson confirmed the purposes of a CMD in terms of Rule 17 of the Rules.
9. Mrs Bunce asked that an order be granted for payment, in the amount of £3835.21, being the sum due as shown on the updated rent statement, reduced from the sum sought in the application due to return of the deposit from the tenancy deposit scheme.

Findings in Fact

- i. The parties entered in to a tenancy agreement for rent of the property;
- ii. The Respondent vacated the property and left outstanding arrears of £3835.21;

Reasons for Decision

The Respondent owes rent to the Applicant in the amount of £3835.21.

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.

Alison Kelly

Legal Member/Chair

Date 26th September 2025