



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/24/4580

Re: Property at 7/2 Arneil Place, Edinburgh, EH5 2GP (“the Property”)

Parties:

Mrs Denise Simpson, Mr Alan Simpson, 20 Cumberland Close, Clifton, Penrith, CA10 2EN (“the Applicant”)

Ms Debbie Hume, UNKNOWN, UNKNOWN (“the Respondent”)

Tribunal Members:

Richard Mill (Legal Member)

Decision (in absence of the Respondent)

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) granted an order against the Respondent for payment of Five Thousand Five Hundred and Fifty Seven Pounds and Ninety Five Pence (£5,557.95)

Introduction

This is an application under rule 111 and section 71 of the Private Housing (Tenancies) (Scotland) Act 2016. Service of the proceedings and intimation of the Case Management Discussion (‘CMD’) was effected upon the respondent by Service by Advertisement on the Chamber website for the required period. Lawful service has taken place.

The CMD took place by teleconference on 22 September 2025 at 2.00 pm. Miss Fiona Blair of Boyd Letting, representative for the applicants, attended the hearing. The

respondent failed to participate in the hearing.

Findings and Reasons

The property is 7/2 Arneil Place, Edinburgh EH5 2GP. The applicants are Mr Alan Simpson and Mrs Denise Simpson who are the heritable proprietors. The respondent, Ms Debbie Hume, is the former tenant.

Rebel Tree Ltd is the named landlord on the written lease and the registered landlord. Title to the property was previously held by the company. Mr and Mrs Simpson were the directors of the company.

The parties entered into a private residential tenancy which commenced on 28 April 2022. The rent was £900.00 per month. The rent increased to £925 per month from 1 August 2023 and again to £1,000 per month from August 2024. The respondent vacated the let property on 27 January 2025.

Throughout the duration of the tenancy the respondent fell into arrears of the rental payments. The application is supported by a detailed account statement disclosing the rent which fell due, and the monies received. The tribunal found this unchallenged documentary evidence credible and reliable and attached weight to it.

The amount sought in this application is £5,750 which corresponds to the rent statement. This includes additional charges for cleaning and rubbish removal and the cost of replacement locks and keys. These charges were necessary due to the respondent's acts and omissions. The applicants recovered the deposit paid of £1,000 which reduces the total charges unpaid by the respondent.

The applicant is entitled to recover arrears of rent and other charges under and in terms of the lease. The respondent has not opposed the application and has not made application for a time to pay direction.

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.

Richard Mill

Legal Member/Chair

Date 22 September 2025