



**Decision with Statement of Reasons of the First-tier Tribunal for Scotland
(Housing and Property Chamber) under Section 71(1) of the Private Housing
(Tenancies) Scotland Act 2016**

Chamber Ref: FTS/HPC/CV/25/1335

Re: Property at 45 Gallowhill Road, Fraserburgh, AB43 9JU (“the Property”)

Parties:

**Mrs Amanda Simmons, Mr Spencer Simmons, 68 Broad Street, Fraserburgh,
Aberdeen, Aberdeenshire, AB43 9AS (“the Applicant”)**

**Mr Aronas Arnavicius, Mrs Skaidrite Sternberga, 45 Gallowhill Road,
Fraserburgh, AB43 9JU (“the Respondent”)**

Tribunal Members:

Mark Thorley (Legal Member) and Elaine Munroe (Ordinary 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 by the Respondent to the Applicant in the sum of £3943.17 with interest at rate of 8% per annum from 13 October 2025 be granted.

- **Background**

The respondent was a long term tenant of the applicant. The initial tenancy agreement was dated 27th June 2016. An application to the tribunal was made on 27th March 2025. The application narrated that the respondent was due in rent the sum of £4339 96. The rent statement was dated 24th March 2025. The application was served on the respondent. No written representations were received.

- **The Case Management Discussion**

At the case management discussion Mr Gardner appeared on behalf of the applicant. He confirmed that the arrears level had come down to the sum of £3943.17. Payments of rent were being made by Universal Credit. Rental was £500 per month. There was no payment plan in place.

- Findings in Fact

1. The parties entered into a tenancy agreement in which the respondent rented the property initially at the sum of £450 per month but subsequently 500 pounds per month.
2. At the time of the application to the tribunal the sum of £4339 96 was due.
3. At the time of the hearing that sum had been reduced to the sum of £3943.17
4. Interest was due on that sum at the rate of 8% per annum in accordance with the tenancy agreement

- Reasons for Decision

The applicant had provided a copy of the tenancy agreement and rental statement. The applicant's solicitor provided evidence that at the date of the hearing the rent had reduced in terms of arrears to the sum of £3943 17. The Tribunal accepted that evidence. The respondent had not lodged any written representations and did not attend at the teleconference to contradict that position.

Interest was due on the arrears in accordance with the tenancy agreement at the rate of 8% per annum

- Decision

To make an order for payment by the respondent to the applicant in the sum of £3943.17 together with interest at the rate of 8% per annum from 13th October 2025 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.

M.Thorley

Legal Member/Chair

Date

13th October 2025