

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 71(1) of the Private Housing**

Chamber Ref: FTS/HPC/CV/25/1381

Re: Property at 23 Clashrodne Road, Cove Bay, Aberdeen, AB12 3UP (“the Property”)

Parties:

Miss Jayne Simpson, 358 Lee Crescent, North Aberdeen, AB22 8GJ (“the Applicant”)

Mr Stewart Dalling, UNKNOWN, UNKNOWN (“the Respondent”)

Tribunal Members:

Graham Harding (Legal Member)

Decision (in absence of the Respondent)

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that the Applicant was entitled to an order for payment by the Respondent to the Applicant in the sum of £12435.16.

Background

1. By application dated 1 April 2025 the Applicant’s representatives D J Alexander Lettings Ltd, Edinburgh applied to the Tribunal for an order for payment in respect of alleged rent arrears and other costs arising from the Respondents’ tenancy of the property. The Applicants submitted a copy of the tenancy agreement together with a rent statement, breakdown of costs, and invoices and other documents in support of the application.
2. As the Applicant’s representatives had been unable to trace the current whereabouts of the Respondent, they also submitted an application to the Tribunal for Service of the Application on the Respondent by way of Advertisement on the Housing and Property Chamber website.

3. By Notice of Acceptance dated 16 April 2025 a legal member of the Tribunal with delegated powers accepted the application and a Case Management Discussion ("CMD") was assigned.
4. Service on the Respondent was by Advertisement on the Housing and Property Chamber website between 21 August 2025 and 1 October 2025, conform to Certificate of Service dated 1 October 2025

The Case Management Discussion

5. A CMD was held by teleconference on 1 October 2025. The Applicant was represented by Mr James Sloan from the Applicant's representatives. The Respondent did not attend nor was he represented. The Tribunal being satisfied that proper intimation had been given to the Respondent determined to proceed in his absence.
6. Mr Sloan advised the Tribunal that the rent arrears following the end of the tenancy together with the additional cost of missing and damaged items all as detailed on the breakdown of cost submitted with the application amounted to £12435.16 and he was seeking an order for payment of that amount.

Findings in Fact

7. The Respondent owed rent and additional costs of £12435.16 at the end of the tenancy and this amount was still outstanding at the date of the CMD.

Reasons for Decision

8. The Tribunal was satisfied from the written representations and documents submitted by the Applicant's representatives together with the oral submissions that the Applicant was entitled to an order for payment by the Respondent in the sum of £12435.16.

Decision

9. The Tribunal finds the applicant entitled to an order for payment by the Respondent to the Applicant in the sum of £12435.16.

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.

**Graham Harding
Legal Member/Chair**

**1 October 2025
Date**