



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/24/4383

Re: Property at 377/2 Leith Walk, Edinburgh, EH6 8SE (“the Property”)

Parties:

Mr Massimo Circi, 10 Elgin Terrace, Edinburgh, EH7 5NN (“the Applicant”)

Miss Jennifer Tritschler, 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 £1900.00.

Background

1. By application dated 2 August 2024 the Applicant applied to the Tribunal for an order for payment in respect of alleged rent arrears arising from the Respondent’s tenancy of the property. The Applicant submitted a copy of the tenancy agreement together with a rent statement and other documents in support of the application.
2. By Notice of Acceptance dated 22 November 2024 a legal member of the Tribunal with delegated powers accepted the application and a Case Management Discussion (“CMD”) was assigned.
3. Intimation of the CMD was sent by International Post to the Respondent at the address in the USA provided by the Applicant but the papers were returned.

4. A CMD was held by teleconference on 10 June 2025. The Applicant attended in person. The Respondent did not attend. The Tribunal determined that the Applicant should instruct tracing agents to try to locate the Respondent and if that was unsuccessful intimation of a further CMD would be by way of Service by Advertisement on the Housing and Property Chamber website.
5. By email dated 18 June 2025 the Applicant provided a report from DPB Tracing Services Ltd advising the Respondent could not be traced and the Tribunal assigned a further CMD and allowed intimation of the application to the Respondent by way of Service by Advertisement on the Housing and Property Chamber Website conform to Certificate of Advertisement dated 16 October 2025.

The Case Management Discussion

6. A CMD was held by teleconference on 16 October 2025. The Applicant attended in person. The Respondent did not attend nor was she represented. The Tribunal being satisfied that proper intimation had been given to the Respondent determined to proceed in her absence.
7. The Applicant advised the Tribunal that the additional rent arrears beyond that previously awarded by the Tribunal amounted to £1900.00. and asked the Tribunal to grant an order for payment in that amount.

Findings in Fact

8. The Respondent owed additional rent of £1900.00 as at the end of her tenancy and this amount was still outstanding at the date of the CMD.

Reasons for Decision

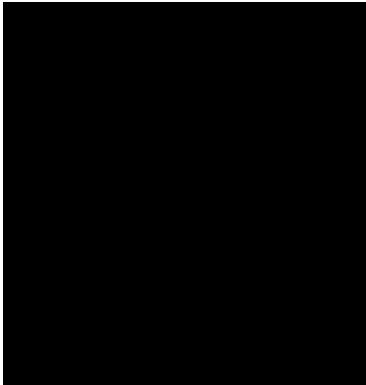
9. The Tribunal was satisfied from the written representations and documents submitted by the Applicant together with the oral submissions that the Applicant was entitled to an order for payment by the Respondent in the sum of £1900.00.

Decision

10. The Tribunal finds the applicant entitled to an order for payment by the Respondent to the Applicant in the sum of £1900.00

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.



16 October 2025
Date