

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 of the Private Housing (Tenancies)(Scotland) Act 2016 (“the Act”)

Chamber Ref: FTS/HPC/CV/24/5681

Re: Property at 9-3 Princes Street, Hawick, TD9 7AX (“the Property”)

Parties:

CGS Property Management Ltd, The Walled Garden, South Building, Bush Estate, Edinburgh (“the Applicant”)

Mr Archie Shepherd, 39F Branhholme, Hawick, TD9 7BU (“the Respondent”)

Tribunal Members:

Steven Quither (Legal Member)

Decision (in absence of the Respondent)

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that the Respondent is to pay to the Applicant the sum of ONE THOUSAND NINE HUNDRED AND THIRTY THREE POUNDS 49 PENCE (£1933-49) STERLING.

BACKGROUND

1. This is an application dated and lodged on 6 December 2024 for payment of rent and other expenses arising out of a Private Residential Tenancy (“PRT”) between the parties in respect of the Property commencing 6 June 2024 and at a rent of £550 per month.
2. After requests for further information and clarification from the Tribunal dated 16 January and 11 March was answered by the Applicant’s representative (Lowrie Property Ltd, Hawick) on 20 March, the Tribunal accepted the application by Notice of Acceptance of 11 April and a Case Management Discussion (“CMD”) was duly fixed for 30 September, all 2025.

3. Prior to the CMD, preliminary consideration of the supporting documentation for this application confirmed that when this application was lodged, the Applicant was seeking outstanding rent arrears of £1633-49, as well as £90 for damage to the Property, £100 for uplift of items and £350 for a deep clean, totalling £2173-49.
4. Vouching was lodged in respect of said items of claim for £1633-49, £60, £90 and £350 respectively, totalling £2133-49
5. In addition, further vouching was lodged for £300 in respect of repairs to internal doors
6. Personal service on the Respondent was made by sheriff officers on 28 August 2025.

CASE MANAGEMENT DISCUSSION on 30 SEPTEMBER 2025

7. The CMD took place by teleconference and duly commenced shortly after 2pm, with only the Applicant's representative, Sophie Reilly from Lowrie Property Ltd, in attendance.
8. In her submission to the Tribunal and in response to questions then asked by the Tribunal, Mrs Lockett advised and confirmed that with return of the deposit, various items of claim had been paid. Accordingly, she was now seeking only the £1633-49 rent arrears and the £300 for the repairs to internal doors, totalling £1933-49.

FINDINGS IN FACT

9. The Respondent is liable for arrears of rent up to 6 December 2024 of £1633-49 arising out of a PRT for the Property between the parties, commencing 6 June 2024. He is also liable for £300 in respect of repairs required to the Property after he vacated same.

REASONS FOR DECISION

10. The Tribunal was satisfied that arrears of £1633-49 had accrued per the Rent Statement produced by the Applicant to 6 December 2024. It was also satisfied that expense had been incurred for internal door repairs as vouched by invoice of £300, dated 9 December 2024.
11. Accordingly, it considers it just to make an order for payment of £1933-49.

DECISION

12. To grant the order for payment sought by the Applicant against the Respondent in the sum of £1933-49.

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.

SR QUITHER

Legal Member/Chair

30 SEPTEMBER 2025

Date