



Decision with Statement of Reasons of the First-tier Tribunal for Scotland (Housing and Property Chamber) in terms of Rule 17(4) of The First-tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017 (“the Rules”) in respect of an application under Section 71 of the Private Housing (Tenancies) (Scotland) Act 2016 (“the 2016 Act”) and Rule 111 of the Rules

Chamber Ref: FTS/HPC/CV/25/1775

Re: Property at 16/4 Saltire Street, Edinburgh, EH5 1PT (“the Property”)

Chamber Ref: FTS/HPC/EV/25/1772

Re: Property at 16/4 Saltire Street, Edinburgh, EH5 1PT (“the Property”)

Parties:

Places For People Scotland Ltd, 1 Hay Avenue, Edinburgh, EH16 4RW (“the Applicant”) per their agents, Patten and Prentice, solicitors, 2 Ardgowan Square, Greenock, PA16 8PP (“the Applicant’s Agents)

Ms Fay Williamson, 16/4 Saltire Street, Edinburgh, EH5 1PT (“the Respondent”)

Tribunal Members:

Karen Moore (Legal Member) and Gerard Darroch (Ordinary Member)

Decision (in absence of the Respondent)

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) granted a Payment Order for the Sum of NINE THOUSAND TWO HUNDRED AND TEN POUNDS and SEVENTY THREE PENCE (£9,210.73) Sterling

Background

1. By application received on 25 April 2025 (“the Application”), the Applicant’s Agents applied to the Tribunal for an Order for payment of rent arrears due by the Respondent to the Applicant together with interest thereon at the rate of 4% per annum.
2. The Application comprised the following:
 - i) copy private residential tenancy agreement between the Parties;
 - ii) copy rent statement showing arrears of £3,629.10 due and owing at April 2025 and with no payments received since December 2024;
 - iii) rent increase notices;
 - iv) pre-action requirement (PAR) letters sent to the Respondent.
3. The Application was accepted by the Tribunal Chamber and a Case Management Discussion (the “CMD”) was fixed for 6 November 2025 at 10.00 by telephone conference. The CMD was intimated to both Parties, and, in particular, was intimated to Respondent, by Sheriff Officer service on 26 September 2025.
4. Prior to the CMD, the Applicant’s Agents submitted an updated rent statement showing the rent due to have increased to £9,210.73 with proof of sending to the Respondent.
5. Also, prior to the CMD, the Respondent submitted an email stating:
“Unfortunately I won’t be attending as my depression is very low and my anxiety is bad I left the property now”.

CMD

6. The CMD took place on 6 November 2025 at 10.00 by telephone. The Applicant was not present and was represented by Mr. O'Donnell of the Applicant's Agents. The Respondent was not present and was not represented. She did not submit any further written representations.
7. Mr. O'Donnell confirmed that the Applicant sought a payment Order for the amended sum of £9,210.73. He advised that no payment had been made since December 2024. He advised that the Applicant's had attempted to set up payment plans as recently as September 2025, but the Respondent had not taken up the offers.

Findings in Fact

8. From the Application and the CMD, the Tribunal made the following findings in fact: -
 - i) There is a private residential tenancy of the Property between the Parties commencing on 15 February 2022;
 - ii) The initial monthly rent of £690.00 has been increased to £811.35 by statutory notice;
 - iii) There are rent arrears of £9,210.73.
 - iv) The Respondent has not made any payments in respect of rent since December 2025;
 - v) PAR letters were issued on behalf of the Applicant to the Respondent;

Decision and Reasons for Decision

9. The Tribunal had regard to all the information before it and to its Findings in Fact.
10. The Tribunal had regard to Rule 17(4) of the Rules which states that the Tribunal "*may do anything at a case management discussionincluding making a decision*". The Tribunal took the view that it had sufficient information to make a decision and so proceeded to determine the Application.

11. Having found in fact that the Respondent is due and owing to the Applicant for the sum of £9, 210.35. the Tribunal proceeded to make an order for payment in this lower sum. There being no contractual right to interest on the sum due, the Tribunal declined to exercise a discretion in that regard and so no Order in respect of interest was made.

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.

Karen Moore

Legal Member/Chair

6 November 2025

Date