



**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/25/1364

Re: Property at 11/5 Russell Gardens, Edinburgh, EH12 5PG (“the Property”)

Parties:

Mrs Nina Scott, 13 Sheerstock, Haddenham, Buckinghamshire, HP17 8EZ (“the Applicant”)

Mr Mohammed Ahmed, Petruta Tatar, UNKNOWN, UNKNOWN (“the Respondent”)

Tribunal Members:

Alastair Houston (Legal 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 of £4682.31 be made in favour of the Applicant.

1. Background

1.1 This is an application under rule 111 of the Chamber Rules. The Applicant sought an order for payment of £4682.31 in terms of rent arrears which had accrued during a private residential tenancy between the parties.

1.2 The application was accompanied by a statement of the rent account. No representations were received in advance of the Case Management Discussion from the Respondent.

2. The Case Management Discussion

2.1 The Case Management Discussion took place on 20 October 2025 by teleconference. The Applicant was represented by Mr Sloan of DJ

Alexander, letting agents. The Respondent was neither present nor was he represented.

2.2 The Applicant's representative confirmed that the application was insisted upon. He wished to proceed in the Respondent's absence. Given that service of the application, including the Case Management Discussion notification, had been carried out by advertisement, the Tribunal considered it appropriate to proceed in their absence as permitted by rule 29 of the Chamber Rules.

2.3 The Applicant's representative confirmed that the tenancy agreement between the parties ended in October 2024. At its termination, rent had gone unpaid in the sum of £4682.31. That sum remained outstanding. The Tribunal indicated that the order would be granted.

3. Reasons For Decision

3.1 The parties entered into a private residential tenancy agreement in terms of which the Respondent was obliged to pay rent as detailed on the statement provided. He had failed to do so. In the absence of any representations as to why the sum sought would not be lawfully due, the Applicant is entitled to the order sought.

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.

Alastair Houston

Legal Member/Chair

23 October 2025
Date