



**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**

Chamber Ref: FTS/HPC/CV/25/1426

Re: Property at 3/R, 3 Dens Road, Dundee, DD3 7SR (“the Property”)

Parties:

Ms Amanda Garrick, 20 Kinghorne Terrace, Dundee, DD3 6HX (“the Applicant”)

**Mr Adam Chambers, formerly of 3/R, 3 Dens Road, Dundee, DD3 7SR (“the
Respondent”)**

Tribunal Members:

James Bauld (Legal Member)

Decision

**The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the
Tribunal”) determined that an order should be granted for payment in the sum
of TWO THOUSAND SIX HUNDRED AND SIXTY SEVEN POUNDS AND TEN
PENCE (£2,667.10)**

Background

1. By application dated 4 April 2025, the applicant sought an order under section 71 of the Private Housing (Tenancies) (Scotland) Act 2016 (“the 2016 Act”) and in terms of rule 111 of The First-tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017 (“the procedure rules”).
2. On 10 June 2025 the application was accepted by the tribunal and referred for determination by the tribunal

3. A Case Management Discussion (CMD) was set to take place on 27 October 2025 and appropriate intimation of that hearing was given to both parties.

The Case Management Discussion

4. The Case Management Discussion (CMD) took place on 27 October 2025 via telephone case conference. The applicant was not present but was represented by her letting agent, Ms. Laura Weir from Direct Lettings (Scotland) Limited , The Respondent was also personally present.
5. The tribunal explained the purpose of the CMD and the powers available to the tribunal to determine matters.
6. The tribunal asked various questions of the parties with regard to the application.
7. The applicant's representative confirmed that she wished the order for payment to be made.

Agreed Findings in Fact

8. The Applicant is the registered owner of the property.
9. The Applicant and the Respondents as respectively the landlord and tenant entered into a tenancy of the property which commenced on 19 September 2025
10. The tenancy was a private residential tenancy in terms of the Private Housing (Tenancies) (Scotland) Act 2016.
11. The initial agreed monthly rental was £650 per month.
12. Arrears had accrued over a number of months and at the date of the lodging of the application arrears amounted to £1534.96.
13. The tenancy terminated on 27 July 2025
14. The amount of arrears at the date of termination of the tenancy and at the date of the CMD was £2667.10.
15. Appropriate accounting had been provided in respect of the outstanding rent with the application to the tribunal.

Reasons for Decision

16. The tribunal noted that both parties agreed that the tenancy had terminated and that the arrears figure at termination was £2,667.10. The respondent accepted that the sum was owed to the applicant. The tribunal allowed the sum claimed in the application to be amended to reflect the agreed sum outstanding.
17. The respondent asked if he could pay the outstanding amount by monthly instalments of £100. The applicant's representative agreed to accept this offer of instalment repayment and the tribunal indicated that a Time to pay direction would therefore be part of the tribunal's order.
18. The tribunal also exercised the power within rule 17 of the First-tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017 and determined that a final order should be made at the CMD.

Decision

The order for payment of the sum of TWO THOUSAND SIX HUNDRED AND SIXTY SEVEN POUNDS AND TEN PENCE (£2,667.10) is granted

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.

Legal Member/Chair

Jim Bauld

Date: 27 October 2025