



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/25/1538

Re: Property at G/M, 14 Brown Constable Street, Dundee, DD4 6QZ (“the Property”)

Parties:

Spearhead Properties Ltd, 26-28 High Street, Dundee, DD1 1TA (“the Applicant”)

Ms Kerri Milroy, 17 Linfield Street, Dundee, DD4 8LJ (“the Respondent”)

Tribunal Members:

James Bauld (Legal Member)

Decision (in absence of the Respondent)

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 FIVE THOUSAND TWO HUNDRED AND SIXTY FIVE POUNDS AND EIGHTY THREE PENCE (£5,265.83)

Background

1. By application dated 26 March 2025, the applicant sought an order under section 71 of the Private Housing (Tenancies) (Scotland) Act 2016. (“the 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 12 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 represented by their letting agent, Ms. Aimi Lewis from Belvoir, Dundee. The Respondent did not take part.
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 applicant's representative with regard to the application.
7. The applicant's representative confirmed that she wished the order for payment to be made.

Findings in Fact

8. The Applicant is the registered owner of the property.
9. The Applicant and the Respondents were respectively the landlord and tenant in a tenancy of the property which initially commenced on 10 March 2021. At commencement the landlord was Appletree Scotland Limited. The applicants became landlord on or around August 2022 when they acquired title to the property..
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 £360.
- 12.
13. Arrears had accrued over a number of years and at the termination of the tenancy on 13 February 2024 amounted to £5,265.83.
14. Appropriate accounting had been provided in respect of the outstanding rent with the application to the tribunal.

Reasons for Decision

15. The tribunal accepted the unchallenged evidence of the applicant regarding the outstanding sums.

16. 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 £ 5,265.83 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.

James Bauld

Legal Member/Chair

Date: 27 October 2025