



**Decision with Statement of Reasons of the First-tier Tribunal for Scotland
(Housing and Property Chamber) under Section 16 of the Housing (Scotland)
Act 2014**

Chamber Ref: FTS/HPC/CV/25/1722

Re: Property at 38 St Martin Crescent, Dundee, DD3 0SU (“the Property”)

Parties:

**Mrs Hilary Mudie and Mr Lee Chisholm, both Dalwhinnie, Priory Road, Gauldry,
Fife, DD6 8RT (“the Applicants”)**

**Mrs Lynsey Chalmers and Mr Ross Chalmers, both 38 St Martin Crescent,
Dundee, DD3 0SU (“the Respondents”)**

Tribunal Members:

George Clark (Legal Member) and Ahsan Khan (Ordinary Member)

Decision

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that the application should be decided without a Hearing and made an Order for Payment by the Respondents to the Applicants of the sum of £7,650.

Background

1. By application, dated 22 April 2025, the Applicants sought an Order for Payment in respect of unpaid rent that had become lawfully due by the Respondents to the Applicants. The sum sought was £6,800.
2. The application was accompanied by copies of a Private Residential Tenancy Agreement between the Parties, commencing on 14 September 2021 at a monthly rent of £1,300, a Notice of Rent Increase dated 1 April 2024, increasing the rent to £1,450 per month from 5 July 2024, and a Rent Statement showing arrears of £6,800 at the date of the application.
3. On 3 October 2025, the Tribunal advised the Parties of the date and time of a Case Management Discussion, and the Respondents were invited to make

written representations by 24 October 2025. The Respondents did not make any written representations to the Tribunal.

4. On 5 November 2025, the Applicants' solicitors submitted an updated Rent Statement showing arrears at 29 October 2025 of £7,400. On 12 November 2025, they submitted a further Rent Statement showing arrears of £8,850 at 7 November 2025. This included the rent due on that date.

Case Management Discussion

5. A Case Management Discussion was held by means of a telephone conference call on the afternoon of 12 November 2025. The Applicants were present and were represented by Miss Rachel Cartwright of Morton Fraser MacRoberts LLP, solicitors, Edinburgh. The Respondents were also present.
6. The Respondents told the Tribunal that they were not contesting the amount set out in the Rent Statement as being due at 7 November 2025, but stated that they had paid £1,200 on 11 November and the Applicants confirmed that this had now been received.

Reasons for Decision

7. Rule 17 of the First-tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017 provides that the Tribunal may do anything at a Case Management Discussion which it may do at a Hearing, including making a Decision. The Tribunal was satisfied that it had before it all the information and documentation it required to enable it to decide the application without a Hearing.
8. The Tribunal was satisfied that the amount sought, as amended to £7,650 to include the payment made by the Respondents on 11 November 2025, was lawfully due by the Respondents to the Applicants.

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

George Clark

George Clark

Legal Member/Chair

12 November 2025
Date