



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/25/1763

Re: Property at 11 Tanfield Walk, Aberdeen, AB24 4AN (“the Property”)

Parties:

Mr Sean Peatfield, 47 Bedford Road, Aberdeen, AB24 3LN (“the Applicant”)

Mr Christopher McDonald, 150 Bloomfield Court, Aberdeen, AB10 6DU (“the Respondent”)

Tribunal Members:

Karen Moore (Legal Member)

Decision (in absence of the Respondent)

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined a Payment Order in the sum of ONE THOUSAND FIVE HUNDRED AND SIXTY POUNDS (£1,560.00) Sterling be granted.

Background

1. By application received between 25 April 2025 and 10 July 2025, the Applicant applied to the Tribunal for a payment order requiring the Respondent to make payment of all outstanding rent due by him. The Application comprised a copy of a tenancy agreement between the Parties, copy statement of rent due and owing by the Respondent showing arrears of £1,560.00 as at 25 April 2025.

2. The Application was accepted by the Tribunal Chamber and a Case Management Discussion (the "CMD") was fixed for 14 November 2025 at 11.30 by telephone conference. The CMD was intimated to both Parties, and, in particular, was intimated to the Respondent by Sheriff Officer service on 9 October 2025.

CMD

3. The CMD took place on 14 November 2025 at 11.30 by telephone. Mr. Peatfield, the Applicant was presented and unrepresented. The Respondent was not present and was not represented. He did not submit written representations. The Tribunal was satisfied that he was aware of the proceedings and so proceeded in his absence.
4. Mr. Peatfield confirmed that he sought a payment Order in respect of unpaid rent.

Findings in Fact

5. From the Application and the CMD, the Tribunal made the following findings in fact: -
 - i) There had been a private residential tenancy of the Property between the Parties commencing on 27 May 2025;
 - ii) The monthly rent was £520.00;
 - iii) Rent amounting to £1,560.00 is due and owing by the Respondent to the Applicant for the months February, March and April all 2025.

Decision and reasons for the decision

6. 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" Having found in fact that the Respondent is due and owing to the Applicant for the sum of £1,560.00, the Tribunal proceeded to make an order for payment in this sum

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

14 November 2025

Date