



Decision with Statement of Reasons of the First-tier Tribunal for Scotland (Housing and Property Chamber) in terms of Rule 17 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/24/0262

Re: Property at 2/31 Melvin Walk, Edinburgh, EH3 8EQ (“the Property”)

Parties:

Mr Douglas Rae and Mrs Mairi Rae, 5 Margaret Rose Drive, Edinburgh, EH10 7ER (“the Applicants”) per their representatives DJ Alexander LTD John Cotton Business Centre 10 Sunnyside Edinburgh EH7 5RA (“the Applicants Representative”)

Dr Sivasankaran Sashidharan, Flat 1/1, 14 Park Quadrant, Glasgow, Lanarkshire, G3 6BD (“the Respondent”)

Tribunal Members:

Karen Moore (Legal Member) and Ann Moore (Ordinary Member)

Outcome

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) dismissed the Application without Order.

Background

1. By application received between 17 January 2024 and 7 May 2024 (“the Application”), the Applicant’s Representatives on their behalf applied to the Tribunal for an Order for payment of the sum of £6,246.36 for damages and losses incurred by them during the Respondent’s tenancy 2/31 Melvin Walk, Edinburgh, EH3 8EQ, which tenancy ended on 31 May 2023.
2. The Application comprised the following: copy residential tenancy agreement between the Parties, a detailed statement of the sum claimed as due together with vouched evidence in support of the claim.
3. The Application was accepted by the Tribunal Chamber and a Case Management Discussion (the “CMD”) was held on 9 October 2024 at 14.00 by telephone conference and adjourned to 5 December 2024 to allow the Parties to discuss a settlement of the Applicants’ claim. As settlement was not reached, the outcome of the adjourned CMD was that a Hearing of evidence was fixed.

Hearing

4. A Hearing was fixed for 13 February 2025 and postponed to 26 March 2025 and postponed further to 9 July 2025. The Hearing was postponed for a third time to 31 October 2025.
5. Prior to the Hearings as postponed, the Applicants’ Representatives lodged updated written representations and both video and photographic evidence on their behalf.
6. The postponed Hearing took place on 31 October 2025 at 10.00 at George House, Edinburgh. The Applicants attended and were represented by Mr. M. Urquhart of the Applicants’ Representatives. The Respondent attended and was not represented.

7. At the Hearing evidence was heard in part. The Respondent, having accepted that liability for the sum of £6,246.36, requested a brief adjournment to discuss matters with the Applicants and Mr. Urquhart. Following a series of brief adjournments, the Parties advised the Tribunal that the claim had been settled in full.
8. Accordingly, the Tribunal dismissed the Application with no Order and no further procedure.

Karen Moore

Legal Member/Chair

31 October 2025

Date