



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/25/1850

Re: Property at 6 Manor Place 1/1, Broughty Ferry, DD5 2BZ (“the Property”)

Parties:

Mr Keith Johnstone, Mrs Susan Johnstone, 6 Rawes Farm Steading, Longforgan, Dundee, DD2 5BF (“the Applicants”)

Mr Craig Milne, 6 Manor Place 1/1, Broughty Ferry, DD5 2BZ (“the Respondent”)

Tribunal Members:

Nairn Young (Legal Member) and Eileen Shand (Ordinary Member)

Decision (in absence of the Respondent)

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that

- Background

This is an application for an order for payment of rent arrears alleged to be owed by the Respondent in terms of his private residential tenancy agreement with the Applicants. It called for case management discussion (‘CMD’) at 10am on 11 November 2025, by teleconference. The Applicants were represented on the call by Ms Melissa Coleman, of Struan Baptie Property Management. The Respondent was not on the call or represented. The commencement of the CMD was delayed by 10 minutes in case he was experiencing any technical difficulty; but there remained no contact from him.

Notice of the application and the CMD was served on the Respondent by sheriff officers on 1 October 2025. The Tribunal therefore considered that he was aware of the CMD and had chosen not to enter opposition; and that it was fair to proceed in his absence.

- Findings in Fact

The Tribunal considered the following unopposed facts as relevant to its decision:

1. The Applicant lets the Property to the Respondent in terms of a private residential tenancy agreement with a start date of 7 March 2020.
2. In terms of the tenancy agreement, rent of £425 is due on the 7th day of each month. This was raised to £437.75 per month by notice from 7 March 2024.
3. The Respondent paid no rent on 7 August 2024 and has been in arrears since that date.
4. The Respondent has made only sporadic payments to the rent account, and has made no payment since 16 January 2025, with the result that the arrears, as at the date of the CMD, stood at £4,763.50.

- Reasons for Decision

5. The Applicants had applied on 8 October 2025 to amend the sum sought to £4,325.75, which was the amount outstanding at that date. The Tribunal granted that application.
6. Thereafter, the Respondent owing at least the sum sought in the application, as amended, to the Applicants, an order for payment of that amount should be made.

- Decision

Order made for payment by the Respondent to the Applicants of the sum of FOUR THOUSAND, THREE HUNDRED AND TWENTY-FIVE POUNDS AND SEVENTY-FIVE PENCE STERLING (£4,325.75).

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.

Nairn Young

11 November 2025

Legal Member/Chair

Date