



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/25/2181

Re: Property at 3/2 4 Greenbank Street, Glasgow, G73 1JU (“the Property”)

Parties:

Mr Jack Benton, Gamekeepers Cottage, Hunthall, Duns, Scottish Borders, TD11 3RB (“the Applicant”)

Mr Cameron Scott, UNKNOWN, UNKNOWN (“the Respondent”)

Tribunal Members:

Nairn Young (Legal 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 repayment of a deposit paid by the Applicant to the Respondent in terms of his private residential tenancy agreement at the Property. It called for a case management discussion (‘CMD’) at 10am on 3 November 2025, by teleconference. The Applicant was on the call by in-person. The Respondent was not on the call and was not represented.

Service of the application and CMD details was effected by advertisement placed on the Tribunal’s website on 30 September 2025. The Tribunal was satisfied that it was reasonable to proceed on the basis that the matter was therefore undefended.

- Findings in Fact

The following facts from the application were relied on by the Tribunal, as unopposed:

1. The Respondent entered into a private residential tenancy agreement with the Applicant in respect of the Property, with a start date of 13 March 2024.
2. In terms of that agreement, a deposit of £250 was paid by the Applicant.
3. The tenancy was terminated on 28 February 2025.
4. The Applicant left the flat in reasonable condition at termination and had no rent arrears.
5. The Respondent has refused to return the deposit, which he held himself, rather than in an approved deposit scheme.

- Reasons for Decision

The Respondent owes the sum sought in the application to the Applicant. An order for payment of that amount should therefore be made.

- Decision

Order made for payment by the Respondent to the Applicant of the sum of TWO HUNDRED AND FIFTY POUNDS STERLING (£250).

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.

N. Young

Legal Member/Chair

03-11-25
Date