



**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/25/0953

Re: Property at 3C Nursery Lane, Brechin, DD9 7DL (“the Property”)

Parties:

**Mr Allen Davidson and Mrs Norah Helen Davidson, both 2 Johnston Street,
Laurencekirk, AB30 1AN (“the Applicants”)**

Mr Paul Lloyd, 3C Nursery Lane, Brechin, DD9 7DL (“the Respondent”)

Tribunal Members:

George Clark (Legal Member) and Sandra Brydon (Ordinary Member)

Decision (in absence of the Respondent)

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that the application should be determined without a Hearing and made an Order for Payment by the Respondent to the Applicants of the sum of £2,970.

Background

1. By application, dated 4 March 2025, the Applicant sought an Order for Payment in respect of unpaid rent that had become lawfully due by the Respondent to the Applicants. The sum sought was £2,475.
2. The application was accompanied by copies of a Private Residential Tenancy Agreement between the Parties, commencing on 18 September 2024 at a monthly rent of £495 per month, and a Rent Statement showing arrears of £1,980 as at 18 January 2025.
3. The Applicants stated that the Respondent had paid the deposit and the first month's rent but had paid nothing since then.

4. On 18 September 2025, the Tribunal advised the Parties of the date and time of a Case Management Discussion, and the Respondent was invited to make written representations by 9 October 2025. The Respondent did not make any written representations to the Tribunal.
5. On 22 April 2025, the Applicants' solicitors submitted an updated Rent Statement showing arrears at 17 April 2025 of £2,970.

Case Management Discussion

6. A Case Management Discussion was held by means of a telephone conference call on the afternoon of 30 October 2025. The Applicants were represented by Mr Neal Wheat of Lamonts, solicitors, Dundee. The Respondent was not present or represented.
7. Mr Wheat advised the Tribunal that no payments of rent have been received since the date of the application. The arrears now stand at £5,445, but he was not seeking to amend the amount sought to reflect the arrears accrued since 17 April 2025.

Reasons for Decision

8. 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.
9. The Tribunal was satisfied that the sum sought, as amended to £2,970 is lawfully due by the Respondent to the Applicants.

Right of Appeal

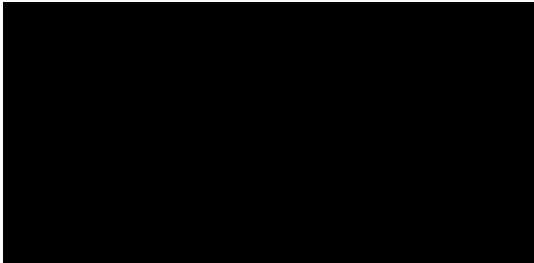
In terms of Section 46 of the Tribunal (Scotland) Act 2014, a party aggrieved by the decision of the Tribunal may appeal to the Upper Tribunal for Scotland on a point of law only. Before an appeal can be made to the Upper Tribunal, the party must first seek permission to appeal from the First-tier Tribunal. That party must seek permission to appeal within 30 days of the date the decision was sent to them.

Legal Member/Chair

30 November 2025
Date

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30.10.2025
Date