



**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/25/2422

Re: Property at 85 Brentfield Circle, Ellon, AB41 9DB (“the Property”)

Parties:

Ms Sarah Christie, Arthrath Farm, Arthrath, Aberdeenshire, AB41 8YN (“the Applicant”)

Mr Joshua Aaron McGregor, 46 Denview Road, Potterton, Aberdeen, AB23 8ZH (“the Respondent”)

Tribunal Members: Gillian Buchanan, Legal Member

Decision

A Case Management Discussion (“CMD”) in this matter was scheduled for 9 December 2025.

Prior to the CMD the Tribunal received an application for a Time to Pay Direction from the Respondent dated 30 October 2025.

Prior to the CMD the Tribunal also received from the Applicant’s representative an acceptance of the application for a Time to Pay Direction by email dated 25 November 2025.

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

The Tribunal noted the following background:-

- i. The Applicant leased the Property to the Respondent in terms of a Private Residential Tenancy Agreement (“the PRT”) with a start date of 23 February 2024.
- ii. The rent payable in terms of the PRT was £625 per calendar month payable monthly in advance.
- iii. In terms of the application dated 6 June 2025 the Applicant seeks an order for payment of rent arrears due by the Respondent in a sum of £2,120.57.
- iv. The Respondent has vacated the Property.

- v. In terms of the application for a Time to Pay Direction the Respondent acknowledges the rent arrears due and seeks payment thereof at £100 per month which the Applicant has accepted.

In light of the parties' agreed positions the CMD did not proceed and the Tribunal made a determination of the application.

Findings in Fact

- i. The Applicant leased the Property to the Respondent in terms of the PRT with a start date of 23 February 2024.
- ii. The rent payable in terms of the PRT is £625 per calendar month.
- iii. The Respondent has vacated the Property.
- iv. The rent arrears due by the Respondent to the Applicant are £2,120.57.

Decision

Of consent the Tribunal –

Grants the Respondent's application for a Time to Pay Direction and orders the sum of £2,120.57 due to the Applicant to be paid by monthly instalments of £100 with the first payment being due 7 days after intimation of the payment order.

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.

G Buchanan

Legal Member/Chair

8 December 2025
Date