



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/25/1698

Re: Property at 191B King Street, Broughty Ferry, Dundee, DD5 2AX (“the Property”)

Parties:

Dr Iain Gardiner, 1 James Place, Broughty Ferry, Dundee, DD5 1EE (“the Applicant”)

Mr Bryan Deasley, 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 payment of rent arrears alleged to be owed by the Respondent in terms of his private residential tenancy agreement with the Applicant. It called for a case management discussion (‘CMD’) at 11:30am on 18 November 2025, by teleconference. The Applicant was on the call in-person. The Respondent was not on the call and was not represented. The commencement of the CMD was delayed by 10 minutes, in case of any technical difficulty; but there remained no contact from him.

A notice of the CMD was effected by advertisement placed on the Tribunal website on 9 October 2025. The Tribunal was satisfied that it was reasonable to proceed on the basis that the Respondent was deemed duly to have been notified of the application and 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 1 September 2024.
2. In terms of that agreement, rent of £850 was due on the first day of each month.
3. The tenancy was terminated on 1 April 2025.
4. At the date of termination, the Respondent owed £3,050 in rent.
5. Since then, the Applicant has received the deposit from the approved scheme and a back-payment of housing benefit, both payment together totalling £1,250.

- 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 ONE THOUSAND, EIGHT HUNDRED POUNDS STERLING (£1,800).

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

18.11.25

Legal Member/Chair

Date