



**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/24/5308**

**Property : 9 Saltire Square, Edinburgh EH5 1SE (“Property”)**

**Parties:**

**Castle Rock Edinvar Housing Association Ltd in Association with Places for People Scotland, 1 Hay Avenue. Edinburgh EH16 4RW (“Applicant”)**

**Patten & Prentice LLP, 2 Ardgowan Square, Greenock PA16 8PP (“Applicant’s Representative”)**

**Chloe Riordan, 24 Granton Mill, Edinburgh EH4 4UT (“Respondent”)**

**Tribunal Members:**

**Joan Devine (Legal Member)**

**Elizabeth Dickson (Ordinary Member)**

**Decision**

**The First-tier Tribunal for Scotland (Housing and Property Chamber) (“Tribunal”) determined that an order for payment of £1,905.04 should be made payable at the rate of £150 per month.**

The Applicant sought an order for payment of £5,739.86 in respect of rent arrears plus interest. The Applicant had lodged Form F. The documents produced were: a Private Tenancy Agreement which commenced on 1 March 2022, a statement of rent arrears and rent increase notices. The Application was served on the Respondent by sheriff officer on 18 March 2025.

A Case Management discussion (“CMD”) took place before the Tribunal on 27 May 2025. Reference is made to the CMD Note. The outcome was that a continued CMD was fixed for 19 November 2025. On 18 November 2025 the Applicant’s Representative emailed the Tribunal advising that the Respondent had removed from the Property on 9 November 2025. An updated statement of arrears was lodged showing a balance due of £2,721.95. From this a deposit of £816.91 was to be deducted leaving a balance due of £1,905.04.

### **Case Management Discussion (“CMD”)**

A continued CMD took place on 19 November 2025 by conference call. The Applicant was represented by Ross O'Donnell of the Applicant's Representative. The Respondent was in attendance. The Respondent told the Tribunal that she had moved out of the Property. she said that she agreed the arrears figure of £2,721.95 and that after deduction of the deposit a balance was due of £1,905.04. The Respondent said that she wished to repay the sum due at the rate of £150 per month. Mr O'Donnell told the Tribunal that the Applicant was content for a time to pay order to be granted allowing the sum due to be paid at the rate of £150 per month. He said that the Applicant was not seeking an order for interest to be applied to the sum due.

### **Findings in Fact**

The Tribunal made the following findings in fact:

1. The Applicant and the Respondent entered into a Tenancy Agreement which commenced on 1 March 2022.
2. The Respondent vacated the Property on 9 November 2025.
3. In terms of the Tenancy agreement the rent was £716.91 per month.
4. The rent increased to £738.42 per month with effect from 4 July 2023.
5. The rent increased to £795.27 per month with effect from 5 July 2024.
6. The rent increased to £842.99 per month with effect from 5 July 2025.
7. The Respondent failed to pay the rent in full for the period 1 September 2022 to 1 November 2025. The unpaid amount was £2,721.95.

### **Reasons for the Decision**

The Tribunal determined to make an Order for payment. In terms of the tenancy agreement rent was due at the rate of £716.91 per month. The rent was increased to £738.42 per month with effect from 4 July 2023, to £795.27 per month with effect from 5 July 2024 and to £842.99 per month with effect from 4 July 2025. The Respondent vacated the Property on 9 November 2025. The Respondent failed to pay the rent in full for the period 1 September 2022 to 1 November 2025. The unpaid amount was £2,721.95. From this sum a deposit of £816.91 was to be deducted leaving a balance due of £1,905.04. The Respondent proposed to repay the sum due at the rate of £150 per month. The Applicant was happy to accept that. It was therefore reasonable to make a time to pay order.

## **Decision**

The Tribunal grants an order for payment of £1,905.04 payable at the rate of £150 per month.

## **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.**

**Joan Devine  
Legal Member**

**Date : 19 November 2025**