



**Decision with Statement of Reasons of the First-tier Tribunal for Scotland
(Housing and Property Chamber) under Section 71(1) of the Private Housing
(Tenancies) (Scotland) Act 2016**

Chamber Ref: FTS/HPC/CV/25/2104

Re: Property at 25 The Avenue, Gorebridge, EH23 4AG (“the Property”)

Parties:

Doonbye Properties Ltd, Monkrigg, Haddintgon, East Lothian, EH41 4LB (“the Applicant”)

Mr Amer Akhtar, 2/5, 2 Cameron House Avenue, Edinburgh, EH16 5LG (“the Respondent”)

Tribunal Members:

Alastair Houston (Legal Member)

Decision (in absence of the Respondent)

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that an order for payment of £6500.00 be made in favour of the Applicant.

1. Background

- 1.1 This is an application under rule 111 of the Chamber Rules. The Applicant was seeking an order for payment in respect of sums of rent which had gone unpaid.
- 1.2 The application was accompanied by copies of the written tenancy agreement between the parties and a rent statement. No representations had been received from the Respondent in advance of the Case Management Discussion.

2. The Case Management Discussion

- 2.1 The Case Management Discussion took place on 5 January 2026 by teleconference. The Applicant was represented by Mrs Emma Henry, property manager. The Respondent was neither present nor represented.
- 2.2 The Applicant's representative confirmed that the application was insisted upon. The Tribunal noted that intimation of the application and Case Management Discussion had been given to the Respondent by sheriff officers. The Tribunal considered it appropriate to proceed in the Respondent's absence as permitted by Rule 29 of the Chamber Rules.
- 2.3 The Applicant's representative confirmed that an order for payment of £6500.00 was sought. This represented unpaid rent over the last ten months of the tenancy agreement. No payment had been made by the Respondent. The Tribunal indicated that an order in this sum would be granted.

3. Reasons For Decision

- 3.1 The written tenancy agreement between the parties contained an obligation upon the Respondent to make payment of rent of £650.00 per calendar month. The statement of the rent account detailed unpaid rent for the period August 2024 until May 2025, inclusive. In the absence of any representations by the Respondent as to why the sum sought would not be lawfully due, the Tribunal granted an order for payment of £6500.00 in favour of the Applicant.

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.

Alastair Houston

Legal Member/Chair

Date: 5 January 2026