



**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/25/2559

Re: Property at 16 Bonnyrigg Place, Dundee, DD4 7DA (“the Property”)

Parties:

Mrs Moira Gaffney, 9 Jacobson Place, Dundee (“the Applicant”)

Mr Dayle Cassidy, Flat 8, 10 Arthurstone Terrace, Dundee, DD4 6ES (“the Respondent”)

Tribunal Members:

Mary-Claire Kelly (Legal Member)

Decision (in absence of the Respondent)

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined to grant an order for payment in the sum of THREE THOUSAND FIVE HUNDRED AND NINETY-TWO PENCE AND FIFTY-NINE PENCE (£3592.59).

Background

1. By application dated 12 June 2025 the applicant seeks an order for payment in respect of rent arrears.
2. The applicant lodged the following documents with the application:
 - Copy tenancy agreement
 - Rent accounts for the duration of the tenancy

Case management discussion (“cmd”) – teleconference – 18 September 2024

3. The applicant was represented by Mr Wanless, letting agent, Front Row Lettings. The respondent was not present or represented. The Tribunal was

satisfied that the respondent had received proper notice of the cmd and proceeded with the cmd in their absence in terms of rule 29.

4. The applicant sought an order for payment in the sum of £3592.59. The lease which had been lodged had a commencement date of 2 November 2024 and showed that the monthly rent due was £650. Rent accounts had been lodged which spanned the period from the commencement of the tenancy to December 2025. These showed the rent arrears as at the date of the application amounted to £3592.59.
5. Mr Wanless stated that the respondent moved out of the property in August 2025. No rent had been paid to the rent account since the application was submitted. April 2025.

Findings in fact

6. Parties entered into a tenancy agreement with a commencement date of 25 January 2023.
7. Monthly rent due in terms of the agreement was £650.
8. Arrears as at 12 June 2025 amounted to £3592.59.
9. The respondents have not made any payments towards the rent or arrears since April 2025.

Reasons for the decision

10. The Tribunal had regard to the application and the documents lodged by the applicant.
11. The Tribunal took into account that the respondent had not lodged any defence to the application or disputed the sum sought in any way.
12. The Tribunal accepted the submissions at the cmd supported by the rent account that had been submitted to determine that the amount sought was lawfully due.

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.

Mary-Claire Kelly

Legal Member/Chair

16 January 2026

Date