



Decision of the First-tier Tribunal for Scotland (Housing and Property Chamber) under Section 16 of the Housing (Scotland) Act 2014

Chamber Ref: FTS/HPC/CV/25/0642

Re: Property at 21 Louden Place, Aberdeen, AB21 7LE (“the Property”)

Parties:

Northwood Aberdeen Ltd, 207-211 Rosemount Place, Aberdeen, AB25 2XS (“the Applicants”)

Mrs Amina Tiar and Mr Scott Haddow, both 7 Strabathie Wynd, Bridge of Don, Aberdeen, AB23 8GF (“the Respondents”)

Tribunal Members:

George Clark (Legal Member)

Decision (in absence of the Respondents)

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that the application should be decided without a Hearing and made an Order for Payment by the Respondents to the Applicants of the sum of £5,626.52.

Background

1. By application, dated 14 February 2025, the Applicants sought an Order for Payment in respect of unpaid rent that had become lawfully due by the Respondents to the Applicants. The sum sought was £5,626.52.
2. The application was accompanied by copies of a Private Residential Tenancy Agreement between the Parties commencing on 17 August 2021 at a rent of £750 per month, with a deposit of £850, and a Rent Statement showing arrears as at 6 January 2025 of £6,376.52.
3. On 30 July 2025 the Tribunal advised the Parties of the date and time of a Case Management Discussion, and the Respondents were invited to make written representations by 20 August 2025. The Respondents did not make any written representations to the Tribunal.

First Case Management Discussion

4. A Case Management Discussion was held by means of a telephone conference call on the afternoon of 10 September 2025. The Applicants were represented by Mr Scott Morrison. The Respondents were both present.
5. Mr Morrison advised the Tribunal that his colleague, Mrs Higgins, who was the only person in the company familiar with the present case, had been called away to deal with an urgent family situation and, as no-one else was familiar with the case, he asked the Tribunal to continue it to a later date. The Respondents had no objection to this.
6. The Respondents said that they were not disputing the fact that the rent had not been paid, but they wished to bring to the Tribunal's attention various matters relating to the condition of the Property. The Tribunal Member told them that these were not issues that the Tribunal could consider in an application related to rent arrears. The Respondents advised that they are both on Universal Credit and have three young children, so are not in a position to pay the arrears or even to enter into an instalment payment plan. Mr Haddow was, however, currently looking for employment.
7. The Tribunal Member told the Parties that he would continue the case to a further Case Management Discussion and that if, in the meantime, the Respondents' financial position changed for the better, they should contact the Applicants with any proposal they might have in relation to paying the sum due. They confirmed that they had received the Tribunal's Application for a Time to Pay Direction form. The Tribunal Member also indicated to the Applicants that they should confirm the exact sum they are seeking, as the Rent Statement showed arrears of £6,376.52 and they were asking for £5,626.52, the difference being £750. The deposit stated in the Tenancy Agreement is £850, so the Applicants should clarify the arithmetic in advance of the continued Case Management Discussion.
8. On 20 November 2025, the Applicants confirmed to the Tribunal that the amount they were seeking was £5,626.52. They had omitted from their first Rent Statement the first monthly rental payment made by the Respondents, as it had been paid before the tenancy started. They provided an updated rent statement showing arrears as at 20 November 2025 of £5,626.52.

Second Case Management Discussion

9. A second Case Management Discussion was held by means of a telephone conference call on the afternoon of 4 February 2026. The Applicants were represented by their Senior Property Manager, Mrs Alicja Higgins. The Respondents were not present or represented.
10. Mrs Higgins told the Tribunal that no payments had been made since the date of the application and that no proposals had been made by the Respondents

with a view to clearing the arrears or entering into an instalment payment plan. The re had been no contact from the Respondents.

Reasons for Decision

11. Rule 17 of the First-tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017 provides that the Tribunal may do anything at a Case Management Discussion which it may do at a Hearing, including making a Decision. The Tribunal was satisfied that it had before it all the information and documentation it required to enable it to decide the application without a Hearing.
12. The Tribunal was satisfied that the sum sought in the application had become lawfully due by the Respondent to the Applicants.

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.

George Clark

Legal Member/Chair

4 February 2026
Date