



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

Chamber Ref: FTS/HPC/CV/25/3267

Property at 294 Foundry, Winterthur Lane, Fife, KY12 9GB (“the Property”)

Parties:

Kingdom Initiatives Limited, Saltire Centre, Pentland Drive, Glenrothes, KY6 2DA (“the Applicant”)

Mr Ryan Riddell, Address Unknown (“the Respondent”)

Tribunal Members:

Josephine Bonnar (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 the sum of £8473.12 should be granted against the Respondent in favour of the Applicant.

Background

1. The Applicant seeks a payment order in relation to unpaid rent. A tenancy agreement and rent statement were lodged with the application. A related application for an eviction order was also submitted, but later withdrawn, when the Respondent vacated the property. The Applicant requested service by advertisement as the Respondent’s address was unknown. They provided a negative trace report from a Sheriff Officer. The request for service by advertisement was granted. The Applicant also submitted an updated rent statement and a written request to amend the sum claimed to £8971.18, being the sum due at the end of the tenancy.
2. The application was served by advertisement on the Chamber website and parties were notified that a case management discussion (“CMD”) would take place by telephone conference call on 2 February 2026 at 10am and that they were required to participate.

3. The CMD took place on 2 February 2026. The Applicant was represented by Ms Callaghan. The Respondent did not participate.

Summary of Discussion at CMD

4. Ms Callaghan told the Legal Member that there has been no contact from the Respondent since he vacated the property and no payments by him to the rent account. However, the Applicant recovered the tenancy deposit of £498.06 from the tenancy deposit scheme and this was applied to the rent account. The current arrears are now £8473.12. Ms Callaghan confirmed that the Applicant seeks a payment order for this sum together with interest as specified in the application form.

Findings in Fact

5. The Applicant is the owner and landlord of the property.
6. The Respondent is the former tenant of the property. The tenancy ended on 31 August 2025.
7. The Respondent was due to pay rent at the rate of £554.04 per calendar month.
8. The Respondent has been in arrears of rent since the March 2024 and currently owes the sum of £8473.12 in unpaid rent.

Reasons for Decision

9. Based on the documents lodged with the application and the information provided at the CMD, the Tribunal is satisfied that the Respondent owes the sum of £8473.12 in unpaid rent and that the Applicant is entitled to a payment order for this sum together with the interest requested in the application of 8% from the date of this decision until payment is made.

Decision

10. The Tribunal determines that an order for payment should be granted against the Respondent.

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.

Josephine Bonnar, Legal Member

2 February 2026