

Housing and Property Chamber
First-tier Tribunal for Scotland



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/25/2745

Re: Property at 4 Ardarroch Court, Linksfield Road, Aberdeen, AB24 5QZ (“the Property”)

Parties:

Mrs Lindsey Ritchie, 3764 Via Granada, Moraga, California, 94556, United States (“the Applicant”)

Mr Mohamed Osman, 33 Stratford Road, Hayes, UB4 9EW (“the Respondent”)

Tribunal Members: Richard Mill (Legal Member)

Decision (in absence of the Respondent)

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) granted an order against the Respondent for payment to the Applicant the sum of Three Thousand Nine Hundred and Seventy One Pounds and Ninety Nine Pence (£3,971.99)

Introduction

This is an application under rule 111 and section 71 of the Private Housing (Tenancies) (Scotland) Act 2016. The proceedings and intimation of the Case Management Discussion (‘CMD’) was served upon the respondent by Process Servers on 7 January 2026. The CMD took place by teleconference on 13 February 2026 at 2 pm. The applicant joined the hearing and represented her own interests. The respondent failed to participate in the hearing.

Findings and Reasons

The property is 4 Ardarroch Court, Linksfield Road, Aberdeen AB24 5QZ. The applicant is Mrs Lindsey Ritchie who is the heritable proprietor and registered landlord. The respondent is Mr Mohamed Osman who is the tenant.

The parties entered into a private residential tenancy which commenced on 28 February 2020. The rent was stipulated at £550 per month which was subject to rent increases. Throughout the duration of the tenancy the respondent fell into arrears of the contractual rental payments.

The application is supported by a detailed account statement disclosing the sums of rent which fell due and the monies received. The tribunal found this unchallenged documentary evidence credible and reliable and attached weight to it. The amount sought is £3,971.99. This is comprised of the principal rent due plus interest, calculated at 8% per the terms of the tenancy agreement.

The applicant is entitled to recover arrears of rent under and in terms of the lease. The respondent did not oppose the application and has made no time to pay application. A payment order is necessary.

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.

Richard Mill

13 February 2026

Legal Member/Chair

Date