



**Decision with Statement of Reasons 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/25/3704

Re: Property at Corse House, Lumphanan, Banchory, AB31 4SB (“the Property”)

Parties:

**Mr James Forbes, 46 Craigleith Hill Crescent, Edinburgh, EH42 2JR per Messrs
Burnett & Reid, solicitors (“the applicant”)**

Ms Lorelle McCall, UNKNOWN, UNKNOWN (“the respondent”)

Tribunal Member:

Maurice O’Carroll (Legal Member) (sitting alone)

Decision (in absence of the Respondent)

**The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the
Tribunal”) determined that an Order for payment by the Respondent to the
Applicant should be made in the sum of £10,307.12**

Background

1. The present case arises from unpaid rent due under a tenancy agreement between the parties. The application to the Tribunal was dated 28 August 2025 and originally sought payment of the sum of £9,110. An updated statement of arrears was received by the Tribunal on 7 January 2026 demonstrating arrears of £10,307.12. The revised statement sent to the Tribunal was copied to the respondent at the same time.
2. The case called before the Tribunal at a Case Management Discussion (CMD) on 6 February 2026 held by telephone conference. It was attended by Mr Alasdair Taylor of Messrs Burnett and Reid, solicitors. The respondent did not attend on the call.
3. An attempt had been made to serve notice of the hearing on the respondent by Sheriff Officers without success on 23 December 2025. The respondent had

vacated the Property during November 2025. Following correspondence with the applicant dated 30 December 2025, the Tribunal agreed to effect service by advertisement in place of personal or postal service.

4. The Tribunal was provided with a certificate of service by advertisement notifying that the present hearing was due to take place on 6 February 2026. Advertisement was confirmed by the certificate to have occurred on 9 January 2026. Service is deemed to have occurred 15 days after publication on the Tribunal website.
5. The Tribunal was therefore satisfied that the respondent had been provided with due notice of the proceedings and that it was entitled to proceed in the respondent's absence.

Hearing

6. At the hearing, Mr Taylor confirmed the details of the application and the updated schedule which had been provided to the Tribunal and the respondent.
7. Mr Taylor confirmed that the arrears in the final month had been pro-rated to take account of the date when the respondent vacated the Property.

Findings in fact

8. The Tribunal was provided with the following documentation:
 - Form F application for payment and associated documents
 - The lease agreement between the parties dated 12 and 20 April 2019
 - The updated schedule of rent outstanding as narrated above
9. The Tribunal finds that the details specified in the application and updated rent schedule to be accurate and that a valid claim for payment has been made.

Decision

10. Given the above findings in fact, and in the absence of any opposition to the application, the Applicant is entitled to the amended sum sued for.
11. The Tribunal therefore makes an Order for payment by the Respondent to the Applicant in the sum of £10,307.12. Said Order accompanies the present decision.

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.



Legal Member/Chair

6 February 2026

Date