



**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/25/3041

Re: Property at 17 Woodlands Court, 44 Barnton Park Avenue, Edinburgh, EH4 6EY (“the Property”)

Parties:

Mr Alan Dickson and Mrs Diane Dickson, both 10 Glenfinlas Street,, Edinburgh, EH3 6AQ; 10 Glenfinlas Street, Edinburgh, EH3 6AQ (“the Applicants”)

Mr Matt Martin, 17 Woodlands Court, 44 Barnton Park Avenue, Edinburgh, EH4 6EY (“the Respondent”)

Tribunal Members:

George Clark (Legal Member) and Nick Allan (Ordinary Member)

Decision (in absence of the Respondent)

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 Respondent to the Applicants of the sum of £17,100.

Background

1. By application, dated 15 July 2025, the Applicants sought an Order for Payment in respect of unpaid rent that had become lawfully due by the Respondent to the Applicants. The sum sought was £5,900.
2. The application was accompanied by copies of a Private Residential Tenancy Agreement between the Parties, commencing on 29 February 2024 at a monthly rent of £1,400, and a Rent Statement showing arrears as at 1 May 2025 of £5,900. The Applicants also provided the Tribunal, on 19 January 2026, with an updated Rent Statement showing arrears as at 1 January 2026 of £17,100. They sought to amend the application to increase to £17,100 the sum sought.

3. On 4 December 2025, the Tribunal advised the Parties of the date and time of a Case Management Discussion, and the Respondent was invited to make written representations by 25 December 2025. The Respondent did not make any written representations to the Tribunal.

Case Management Discussion

4. A Case Management Discussion was held by means of a telephone conference call on the afternoon of 28 January 2026. The Applicants were present and were represented by Mr Alastair Johnston of Morton Fraser MacRoberts, solicitors Edinburgh. The Respondent was not present or represented.
5. Mr Johnston told the Tribunal that no payments had been made since the date of the application.

Reasons for Decision

6. 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.
7. The Tribunal was satisfied that the sum sought in the application, amended to £17,100, had become lawfully due by the Respondent to the Applicants.
8. The Tribunal's Decision was unanimous.

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

28 January 2026
Date

