



Decision with Statement of Reasons of the First-tier Tribunal for Scotland (Housing and Property Chamber) under Section 71 (1) of the Private Housing (Tenancies) (Scotland) Act 2016 and Rule 111 of the First-tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017 (“The Regulations”).

Chamber Ref: FTS/HPC/EV/25/3534

Re: Property at 6 Reid Place, Glenrothes, Fife, KY6 2AY (“the Property”)

Parties:

Emma Pitblado, 126 Earlbank Avenue, Glasgow, G14 9EA (“the Applicant”)

Fife Letting Service, 119 Victoria Road, Kirkcaldy, Fife, KY6 2AY (“the Applicant’s Agents”)

Colette Szparman, 6 Reid Place, Glenrothes, Fife, KY6 2AY (“the Respondent”)

Tribunal Members:

Martin McAllister (Legal Member) and Frances Wood (Ordinary Member) (“the tribunal”)

Decision (in absence of the Respondent)

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that an order of payment be made requiring the Respondent to pay the sum of ONE THOUSAND TWO HUNDRED AND FIFTY POUNDS 20 pence (£1250) to the Applicant.

Background

1. On 1 June 2025, the Applicant submitted an application to the First-tier Tribunal for Scotland seeking an order of eviction.
2. On 1 August 2025, the application was accepted for determination by the Tribunal.
3. A case management discussion was held by audio conference on 13 January 2026.

The case management discussion

4. Mrs Angela King of Fife Letting Service represented the Applicant.
5. There was no appearance from the Respondent. It was established that details of the case management discussion had been intimated to the Respondent by Sheriff officer on 17 November 2025.
6. The tribunal determined that, in the circumstances, it was appropriate to proceed with the case management discussion in the absence of the Respondent.
7. The Legal Member explained the purpose of a case management discussion. Mrs King invited the tribunal to determine the matter without a Hearing.
8. It was noted that the application sought a payment order for £1920 but that, by email of 4 December 2025, the Applicant's Agents had intimated that they wanted this amended to £1250. Mrs King said that, notwithstanding that the current level of arrears was £1890, she was still seeking an order for £1250.
9. Mrs King said that there was no other evidence to put before the Tribunal and that, in the circumstances of the Respondent's failure to attend the case management discussion, it would be reasonable to determine the application at the case management discussion.

10. Findings in Fact

- (i) The Applicant and the Respondent entered into a private residential tenancy agreement in respect of the Property.
- (ii) The tenancy commenced on 1 February 2023.
- (iii) The monthly rent due under the private residential tenancy was initially £575 and was subsequently increased to £640.
- (iv) There are rent arrears of at least £1250.

11. Documents before Tribunal

- (i) Private residential tenancy agreement.
- (ii) Rent statements.

Applicant's Position

12. Mrs King said that the Respondent got into rent arrears from September 2024 and that, despite promises, had failed to address them.

Reasons for Decision

13. The tribunal saw no reason for determination of the application to be continued to a Hearing. Arrangements for the case management discussion had been intimated to the Respondent and she had not attended and had not submitted written representations.

14. Having heard Mrs King and having regard to the rent statements submitted by the Applicant's Agents, the tribunal decided to grant the application.

Decision

15. The tribunal determined that the application be granted and that an order of payment be made in the sum of £1250.

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.

**Martin J. McAllister
Legal Member**

Martin McAllister

Date: 13 January 2026