



Decision 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/25/2780

Re: Property at 64/4 Granton Crescent, Edinburgh, EH5 1EH (“the Property”)

Parties:

Mr Douglas Gold, Macbiehill, West Linton, EH46 7AZ (“the Applicant”)

Mr Robert Minto and Mrs Stacey Minto, whose present whereabouts are unknown (“the Respondents”)

Tribunal Member:

George Clark (Legal 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 Respondents to the Applicant of the sum of £4,445.97.

Background

1. By application, dated 25 June 2025, the Applicant sought an Order for Payment in respect of unpaid rent that had become lawfully due by the Respondents to the Applicant. The sum sought was £2,655.49. This sum was subsequently increased to £4,445.97 on the submission of a Rent Statement dated 16 October 2025.
2. The application was accompanied by copies of a Short Assured Tenancy Agreement between the Parties commencing on 12 March 2015 and a Rent Statement showing arrears as at 25 June 2025 of £2,655.49.
3. On 17 December 2025, the Tribunal advised the Parties of the date and time of a Case Management Discussion, and the Respondents were invited to make written representations by 7 January 2026. As the present whereabouts of the Respondents are unknown, service on them was effected by advertisement on the Tribunal’s website from 23 December 2025 until 12 February 2026. The Respondents 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 12 February 2026. The Applicant was represented by Ms Briony O'Keefe of Professional Property Letting, Edinburgh. The Respondents were not present or represented.
5. The Applicant's representative advised the Tribunal that the Respondents had vacated the property on 15 September 2025 and that the Rent Statement provided on 16 October 2025 covered the period to the end of the tenancy. No payments had been made by the Respondents 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 had become lawfully due by the Respondents to the Applicant.

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

12 February 2026
Date