



Decision 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/25/0838

Re: Property at Flat 1, 9 Gilmore Place, Edinburgh, EH3 9NE (“the Property”)

Parties:

Mrs Ashira Mohamed, 17 East Suffolk Road, Edinburgh, EH16 5PH (“the Applicant”)

Mr Ross Baillie, UNKNOWN, UNKNOWN (“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 Two Hundred and Seventeen Pounds and Ninety Three Pence (£3,217.93)

Introduction

This is an application under rule 111 and section 71 of the Private Housing (Tenancies) (Scotland) Act 2016. Lawful service of the proceedings and intimation of the Case Management Discussion (‘CMD’) was made upon the respondent by service by advertisement in accordance with the rules.

The CMD took place by teleconference on 20 March 2026 at 2.00 pm. The applicant was represented by her son Mr Kamran Mirza. The respondent failed to attend the hearing.

Findings and Reasons

The parties entered into a private residential tenancy which commenced on 9 May 2023. The rent was £1,530 per month which was increased to £1,635 per month from

July 2024. A deposit of £1,500 was received. The tenant vacated the let property on 5 November 2024.

The applicant seeks to recover unpaid rent in the sum of £2,722.50 and a further £1,995.43 relative to cleaning and replacement of damaged items. The application is supported by a rent account statement disclosing the sums which fell due and monies received. Numerous photographs evidence the poor condition of the property at the conclusion of the tenancy. The tribunal found this unchallenged documentary evidence credible and reliable and attached weight to it

The £1,995.43 is supported by invoices for the following items:

- Cleaning £550.00
- Broken beds £319.98
- Broken chair £ 73.98
- Sofa, table and gas burner £370.00
- Cooker hood oven and fan £241.47
- Removal waste £440.00

The total sums due by the respondent are reduced by £1,500 as the applicant received the deposit in full from the tenancy deposit scheme. This means there is a total of £3,217.93 due by the respondent.

The applicant is entitled to recover arrears of rent and the other charges under and in terms of the lease. The respondent has not opposed the application and has made no application for a time to pay direction.

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

20 March 2026

Legal Member/Chair

Date