



Decision with Statement of Reasons 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/25/1778

Re: Property at 28/4 Barony Street, Edinburgh, EH3 6NY (“the Property”)

Parties:

Mr Simon Wilson, Flat A, 80 Lavender Sweep, London, SW11 1HD (“the Applicant”)

Mrs Rosalyn Carr, UNKNOWN, UNKNOWN (“the Respondent”)

Tribunal Members:

Alison Kelly (Legal Member)

Decision (in absence of the Respondent)

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that an order for payment should be made.

Background

1. On 22ND April 2025 the Applicant lodged an application under Rule 111 of the First Tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017 (“the Rules”) seeking payment of a sum of rent arrears.
2. Lodged with the Application were:
 - a. Copy Private Residential Tenancy commencing 8th March 2024 and showing a rent of £1700 per month
 - b. Rent Statement showing arrears of £13600 as at 8th April 2025
3. The Application was set to be heard at a Case Management Discussion on 21st October 2025. The Respondent had vacated the property by that date and the Tribunal administration decided to proceed with this case by way of Service By Advertisement.
4. The Tribunal produced a Certificate of Advertisement dated 27th February 2026.

Case Management Discussion

5. The Case Management Discussion (“CMD”) took place on 27th February 2026 by teleconference. The Applicant was present and represented himself. The Respondent did not attend and was not represented.
6. The Chairperson confirmed the purposes of a CMD in terms of Rule 17 of the Rules.
7. The Applicant asked that an order be granted for payment, in the amount of £12565.80, being the rent arrears of £13,600 less a sum of £1034.80 which the Applicant had agreed to deduct from the rent. He confirmed that the Respondent had vacated the property in July 2025.

Findings in Fact

- i. The parties entered in to a private residential tenancy agreement for rent of the property;
- ii. The monthly rent was £1700;
- iii. As at 8th April 2025 the rent arrears owed were £13,600, subject to the agreed deduction of £1034.80.

Reasons for Decision

8. The Respondent owes rent to the Applicant, as at 8th April 2025, rent in the amount of £12565.20.

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.

Alison Kelly

27th February 2026

Legal Member/Chair

Date

