



Decision with Statement of Reasons of the First-tier Tribunal for Scotland (Housing and Property Chamber) under Section 71 Private Housing (Tenancies) (Scotland) Act 2016 (“the 2016 Act”)

Chamber Ref: FTS/HPC/EV/25/3970

Property at Room 5, 2F1, 13 Gilmore Place, Edinburgh, EH3 9NE (“the Property”)

Parties:

Mr Keith Forsyth, 17 Clayknowes Drive, Musselburgh, EH21 6UW (“the Applicant”)

Mr Alex Thomas, Room 5, 2F1, 13 Gilmore Place, Edinburgh, EH3 9NE (“the Respondent”)

Tribunal Members:

Josephine Bonnar (Legal Member) and Gerard Darroch (Ordinary 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 of the sum of £2895.00 should be granted against the Respondent in favour of the Applicant.

Background

1. The Applicant seeks a payment order in relation to unpaid rent. A tenancy agreement and rent statement were lodged with the application.
2. A copy of the application was served on the Respondent by Sheriff Officer. The parties were notified that a case management discussion (“CMD”) would take place by telephone conference call on 20 February 2026 at 10am and that they were required to participate.
3. The CMD took place on 20 February 2026. The Applicant participated. The Respondent did not participate and was not represented. An application for an eviction order under Chamber reference EV/25/3969 was also discussed.

Summary of Discussion at CMD

4. Mr Forsyth told the Tribunal that the Respondent is still living at the property. He said that the arrears are now £5500 and no rent has been paid since July 2025. The Tribunal noted that the Applicant had not lodged an updated rent statement or a request to amend the application to reflect the increased arrears, as required by Rule 14A of the Tribunal Procedure Rules 2017. Mr Forsyth said that he would restrict his claim to the sum specified in the application, which is still outstanding.

Findings in Fact

5. The Applicant is the landlord of the property.
6. The Respondent is one of the tenants of the property.
7. The Respondent is due to pay rent at the rate of £150 each week.
8. The Respondent has failed to make payments to the rent account and owes the sum of £2895 in unpaid rent.

Reasons for Decision

9. Based on the documents lodged with the application, and the information provided at the CMD, the Tribunal is satisfied that the Respondent owns the sum of £2895 in unpaid rent and that the Applicant is entitled to a payment order for this sum

Decision

10. The Tribunal determines that an order for payment should be granted against the Respondent.

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.