



**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/CV/25/3077

Property at 5 Society Court, Society Lane, Aberdeen, AB24 4DE (“the Property”)

Parties:

David Stables, c/o 207 Rosemount Place, Aberdeen (“the Applicant”)

**Mr Ezinwanne Ike, formerly residing at 5 Society Court, Society Lane,
Aberdeen and whose current whereabouts are unknown (“the Respondent”)**

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

Tribunal Members:

Josephine Bonnar (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 of the sum of £5420.16 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 on 19 January 2026. The parties were notified that a case management discussion (“CMD”) would take place by telephone conference call on 4 March 2026 at 10am and that they were required to participate. Prior to the CMD, the Applicant’s representative lodged an updated rent statement and request to amend the sum claimed to £5420.16. He also confirmed that the Respondent had vacated the property and returned the keys on 17 February 2026. A related application for an eviction order was withdrawn.

3. The CMD took place on 4 March 2026. The Applicant was represented by Mr Morrison. The Respondent did not participate and was not represented.

Summary of Discussion at CMD

4. Mr Morrison told the Legal Member that there has been sporadic email correspondence with the Respondent and that he informed them that he has not lived at the property since November. They suggested to him that he return the keys and terminate the tenancy as rent arrears were continuing to accrue. After a delay, he put the keys through the letterbox of their office on 17 February 2026. Mr Morrison confirmed that the sum shown on the updated rent statement is the sum currently owed. Although they have made a claim for the deposit from the tenancy deposit scheme, they have not yet received this or been told that it is being released to them.

Findings in Fact

5. The Applicant is the owner and landlord of the property.
6. The Respondent is the former tenant of the property.
7. The Respondent was due to pay rent at the rate of £565.75 per month
8. The Respondent has incurred arrears of rent of £5420.16.

Reasons for Decision

9. Based on the documents lodged with the application, the updated rent statement and the information provided at the CMD, the Tribunal is satisfied that the Respondent owns the sum of £5420.16 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.

Josephine Bonnar

Josephine Bonnar, Legal Member

4 March 2026