



Decision with Statement of Reasons of the First-tier Tribunal for Scotland (Housing and Property Chamber) under 16 of the Housing (Scotland) Act 2014 (“the 2014 Act”)

Chamber Ref: FTS/HPC/CV/25/3911

Re: Property at 1 Crowlin Road, Kyleakin, Isle of Skye, IV41 8PP (“the Property”)

Parties:

Communities Housing Trust, Suite 4, 2nd Floor, Moray House, 16-18 Bank Street, Inverness, IV1 1QY (“the Applicant”)

Mrs Jacqueline Szanajda, 1 Crowlin Road, Kyleakin, Isle of Skye, IV41 8PP (“the Respondent”)

Tribunal Members:

Craig Chisholm (Legal Member) and Mary Lyden (Ordinary Member)

Decision (in absence of the Respondent)

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that an order should be granted for payment in the sum of FIVE THOUSAND EIGHT HUNDRED AND NINETY-THREE POUNDS AND FORTY ONE PENCE (£5,839.41) STERLING

Background

1. By application dated 12th September 2025, the applicant sought an order in terms of rule 109 of the First-tier Tribunal for Scotland Housing and Property Chamber (procedure) Regulations 2017 (“the procedure rules”).
2. On 3rd November 2025 the application was accepted by the tribunal and referred for determination by the tribunal.
3. A Case Management Discussion (CMD) was set to take place on 20th March 2026, and appropriate intimation of that hearing was given to all parties.

The Case Management Discussion

4. The CMD took place on 20th March 2026 *via* telephone conference call. The Applicant was represented by Ms Mackie. The Respondent was not personally present or represented at the CMD.
5. The tribunal explained the purpose of the CMD and the powers available to the tribunal to determine matters.
6. The tribunal asked various questions of the Applicant's representative with regards to the application.
7. The Applicant's representative confirmed the Applicant wished for the order for payment to be made.

Findings in Fact

8. The Applicant is the registered owner of the Property.
9. The Applicant and the Respondent are respectively the landlord and tenant who entered into a Statutory Assured Tenancy Agreement in terms of the Housing (Scotland) Act 1988 for the Property commencing 19th October 2015.
10. The initial agreed monthly rental was £550 per month. Rent was increased on 1st April 2021 to £561 per month; on 1st April 2022 to £582.32; on 7 July 2023 to £599.79; on 7th July 2024 to £647.77; and on 7th July 2025 to £679.51.
11. Arrears have accrued since around December 2024 and at the date of the lodging of the application arrears amounted to £5,893.41.
12. The amount of arrears at the date of the CMD was £9,253.
13. Appropriate accounting had been provided in respect of the outstanding rent as at the date of the application with the Tribunal.

Reason for Decision

14. The Tribunal accepted the unchallenged evidence of the Applicant regarding the sums outstanding.
15. The Tribunal exercised the power within rule 17 of the procedural rules and determined that a final order should be made at the CMD.

Decision

16. The order for payment of the sum of £5,893.41 is granted together with interest at the rate of 3.75% in exercise of the Tribunal's power within rule 41A of the procedural rules.

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.

Craig Chisholm

20th March 2026

Legal Member/Chair

Date