



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/25/3905

Re: Property at 38 Whitehills Lane, Cove, Aberdeen, AB12 3SU (“the Property”)

Parties:

Lar Housing Trust, Buchan House, Carnegie Campus, Enterprise Way, Dunfermline, KY11 8PL (“the Applicant”)

Ms Marie Cope, Unknown, Unknown (“the Respondent”)

Tribunal Members:

Lauren Rae (Legal 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 by the Respondent to the Applicant in the sum of TWO THOUSAND SEVEN HUNDRED AND FORTY-TWO POUNDS AND NINETY-NINE PENCE (£2,742.99)

Background

1. By application dated 11 September 2025, the applicant sought an order under section 71 of the Private Housing (Tenancies) (Scotland) Act 2016 (“2016 Act”) and rule 111 of the First-tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017 (“tribunal rules”).
2. On 6 October 2025 the application was accepted by the tribunal and referred for determination by the tribunal.
3. A Case Management Discussion (“CMD”) was fixed to take place on 25 March 2026. The Respondent’s whereabouts is unknown and service proceeded by way of advertisement on 4 March 2025.

The Case Management Discussion

4. The CMD took place on 25 March 2026 at 2pm by teleconference. The Applicant was represented by Ms Nicole Maxwell. The Respondent did not appear and was not represented. The tribunal had regard to the certificate of service by advertisement in process and was satisfied service had been affected in accordance with Regulation 6A of the tribunal rules.
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 regard to the application.
7. The Applicant's representative confirmed that she wished for the payment order to be made.

Findings in Fact

8. The Applicant is the registered owner of the property registered in the Land Register of Scotland under Title number KNC24957.
9. The Applicant and the Respondent entered into a private residential tenancy agreement in respect of the Property which commenced on 9 September 2019.
10. The initial agreed monthly rent was £628.56. The rent was lawfully increased on 1 August 2023 to £647.42 and 1 August 2024 to £672.67
11. Rent lawfully due had not been paid by the Respondent to the Applicant.
12. The amount of arrears at the CMD was £2,742.99
13. The Applicant provided the tribunal with a rent statement showing the accrual of arrears.
14. The Respondent vacated the Property on 27 February 2025.

Reasons for Decision

15. The tribunal accepted the unchallenged evidence of the Applicant's representative regarding the level of arrears outstanding.

Decision

16. An order for payment in the sum of £2,742.99 is granted.

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.

L. Rae

25th March 2026

Legal Member

Date