



Decision with Statement of Reasons of the First-tier Tribunal for Scotland (Housing and Property Chamber) under Section 71 (1) of the Private Housing (Tenancies) (Scotland) Act 2016 (“The Act”)

Chamber Ref: FTS/HPC/CV/25/3662

Re: Property at 9 (1F2) Oxford Street, Edinburgh, EH8 9PH (“the Property”)

Parties:

Mrs Julie Williams, 98 Dalkeith Road, Edinburgh, EH16 5AF (“the Applicant”)

Mr Jonathan Flynn, UNKNOWN, UNKNOWN (“the Respondent”)

Tribunal Members:

Andrew McLaughlin (Legal Member)

Decision (in absence of the Respondent)

[1] The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) made a Payment Order in favour of the Applicant against the Respondent in the sum of £8,426.51.

Background

[2] The Applicant seeks a Payment Order in respect of rent arrears alleged to have been accrued by the Respondent under a tenancy between the parties.

[3] The Application is accompanied by a copy of the tenancy agreement and rent statements.

Case Management Discussion

[4] The Application called for a Case Management Discussion (CMD) by conference call at 10am on 18 March 2026. The Applicant was represented by her letting agent, Mr Sloan of DJ Alexander. There was no appearance by or on behalf of the Respondent. The

Application and details of the conference call had been competently served on the Respondent by means of advertisement on the Tribunal website as his whereabouts could not reasonably be located. As the Respondent was not present, the Tribunal decided to proceed in the Respondent's absence. Having heard from Mr Sloan, the Tribunal made the following findings in fact.

Findings in fact

- 1. The Parties entered into a tenancy agreement in terms of which the Applicant let the Property to the Respondent.*
- 2. The tenant vacated the Property in with rent arrears in the sum of £8,426.51.*
- 3. The sum of £8,426.51 is resting owed by the Respondent to the Applicant.*

Decision

[5] Having made the above findings in fact, the Tribunal granted the Application and made a Payment Order in favour of the Applicant against the Respondent in the sum of £8,426.51.

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.



Legal Member/Chair

18 March 2026
Date