



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

Chamber Ref: FTS/HPC/CV/25/4081

**Re: Property at 283 Charleston Drive, Lochee East, Dundee, DD2 4HN (“the
Property”)**

Parties:

**J W Real Estate Limited, Europa House, Marsham Way, Gerrards Cross, SL9
8BQ (“the Applicant”)**

**Miss Alex Depta Weldon, 283 Charleston Drive, Lochee East, Dundee, DD2 4HN
 (“the Respondent”)**

Tribunal Members:

Maurice O'Carroll (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 by the Respondent to the
Applicant should be made in the sum of £10,307.12**

Background

1. The present case arises from unpaid rent due under a tenancy agreement between the parties as discussed in conjoined application decision under reference HPC/EV/25/4079. The application to the Tribunal was dated 23 September 2025 and originally sought payment of the sum of £4,800.
2. An updated statement of arrears was received by the Tribunal on 19 March 2026 demonstrating arrears of £9,600. The revised statement sent to the Tribunal was copied to the respondent by means of first class Recorded Delivery post to the Property on the same day, 19 March 2026. An application to amend the application in respect of the sum claimed was therefore timeous in terms of rule 14A and allowed by the Tribunal.

3. The case called before the Tribunal at a Case Management Discussion (CMD) on 6 April 2026 held by telephone conference. It was attended by Miss Simone Callaghan of Messrs TC Young solicitors. The respondent did not attend on the call.
4. As discussed in the Note of the conjoined eviction proceedings, the Tribunal was satisfied that the Respondent had been provided with due notice of the proceedings and that it was entitled to proceed in the Respondent's absence.

Hearing

5. At the hearing, Miss Callaghan confirmed the details of the application and the updated schedule which had been provided to the Tribunal and the respondent. She made an application to amend the claim to reflect the updated rent arrears as evidenced by the rent statement, which application was granted.
6. At the hearing, Miss Callaghan also made an application for interest to be added to the sum of rent arrears accepted by the Tribunal at the rate of 8% per annum. This is the amount stipulated at Clause 8 of the Private Residential Tenancy (PRT) agreed between the parties. It is also the judicial rate of interest.

Findings in fact

7. The Tribunal was provided with the following documentation:
 - Form F application for payment and associated documents
 - The lease agreement between the parties dated 2 and 3 December 2025.
 - The updated schedule of rent outstanding dated 19 March 2026 as narrated above.
8. The Tribunal finds that the details specified in the application and updated rent schedule to be accurate and that a valid claim for payment has been made.

Decision

9. Given the above findings in fact, and in the absence of any opposition to the application, the Applicant is entitled to the amended sum applied for.
10. The Tribunal has discretion in the amount of interest it may apply to an award. In terms of Clause 8 of the PRT, interest is payable on outstanding rent from the date payable until paid. Notwithstanding this, Miss Callaghan confirmed that she would be content for interest to be applied to the principal sum from the date of the Order, namely 8 April 2026 although arrears had accrued since early 2025. The Tribunal agreed to that application in light of that concession.

11. The Tribunal therefore makes an Order for payment by the Respondent to the Applicant in the sum of £9,600 with interest thereon at the rate of 8% per annum running from 8 April 2026. Said Order accompanies the present decision.

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.

8 April 2026

Legal Member/Chair

Maurice O'Carroll

Date