



Decision 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/25/3881

Re: Property at 162 South Victoria Dock, Dundee, DD1 3BF (“the Property”)

Parties:

Ms Emma Gordon, 57 Nine Elms Lane, 305 Bloom West, London, SW11 7DE (“the Applicant”)

Mr Ross Breen, 122 Byron Street, Dundee, DD3 6RN (“the Respondent”)

Tribunal Members:

George Clark (Legal Member)

Decision (in absence of the Respondent)

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that the application should be decided without a Hearing and made an Order for Payment by the Respondent to the Applicant of the sum of £2,093.44.

Background

1. By application, dated 10 September 2025, the Applicant sought an Order for Payment in respect of unpaid rent that had become lawfully due by the Respondent to the Applicant. The sum sought was £2,093.44.
2. The application was accompanied by copies of a Private Residential Tenancy Agreement (mistakenly called a Short Assured Tenancy Agreement) between the Parties commencing on 15 April 2025 at a rent of £1,100 per month and a Rent Statement showing arrears calculated to 12 August 2025, of £2,093.44.
3. On 3 February 2026, the Tribunal advised the Parties of the date and time of a Case Management Discussion, and the Respondent was invited to make written representations by 24 February 2026. The Respondent did not make any written representations to the Tribunal.

Case Management Discussion

4. A Case Management Discussion was held by means of a telephone conference call on the morning of 19 March 2026. The Applicant was present. The Respondent was not present or represented.
5. The Applicant advised the Tribunal that no payments had been made by the Respondents since the date of the application. The Respondent had vacated the Property on 12 August 2025 and the arrears remained, therefore, at £2,093.44.

Reasons for Decision

6. Rule 17 of the First-tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017 provides that the Tribunal may do anything at a Case Management Discussion which it may do at a Hearing, including making a Decision. The Tribunal was satisfied that it had before it all the information and documentation it required to enable it to decide the application without a Hearing.
7. The Tribunal was satisfied that the sum sought in the application had become lawfully due by the Respondents to the Applicants.

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.

George Clark

Legal Member/Chair

19 March 2026
Date