



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 and Rule 111 of the First-tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017

Chamber Ref: FTS/HPC/CV/25/4644

Re: Property at 63A Richmond Street, Aberdeen, AB25 2TS (“the Property”)

Parties:

Mrs Laura Edgar, 8 Buchan Park, Laurencekirk, AB30 1JE (“the Applicant”)

Mr Liam Dargie, 63A Richmond Street, Aberdeen, AB25 2TS (“the Respondent”)

Tribunal Members:

Martin McAllister (Legal Member) and Frances Wood (Ordinary Member)

Decision (in absence of the Respondent)

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that an order of payment be made requiring the Respondent to pay the sum of £4200 to the Applicant.

Background

1. On 29 October 2025, the Applicant’s agents submitted an application to the First-tier Tribunal for Scotland seeking an order of payment for £4200.
2. On 11 December 2025, the application was accepted for determination by the Tribunal.
3. A case management discussion was held by audio conference on 19 May 2026.

The case management discussion

4. Mr Wheat of Lamonts, Solicitors, represented the Applicant.
5. The Respondent was not present.
6. It was noted that details of the case management discussion had been intimated to the Respondent by Sheriff Officer on 17 April 2026 and the tribunal determined that the case management discussion should continue in his absence.
7. The Legal Member explained the purpose of a case management discussion. Mr Wheat invited the tribunal to determine the matter without a Hearing and to grant a payment order of £4200.
8. Findings in Fact
 - (i) The Applicant and the Respondent entered into a private residential tenancy agreement in respect of the Property on 27 January 2025.
 - (ii) The tenancy commenced on 5 February 2025.
 - (iii) The monthly rent due under the private residential tenancy is £525.
 - (iv) The Respondent paid £440 in respect of rent due from 5 February 2025 to 28 February 2025 and has made no further payment in respect of rent.
 - (v) The rent arrears due at 29 October 2025 were £4200.
9. Documents before Tribunal
 - (i) Private residential tenancy agreement dated 27 January 2025.
 - (ii) Rent statement.

Applicant's Position

10. Mr Wheat said that the Respondent has not paid rent since February 2025 and that the rent arrears on 29 October 2025 amounted to £4200. He said that the current level of rent arrears was £7875 and that the Applicant was seeking a payment order for £4200 which was the amount in the application

Reasons for Decision

11. The tribunal saw no reason for determination of the application to be continued to a Hearing. Arrangements for the case management discussion had been intimated to the Respondent and he had not attended and had not submitted written representations.
12. The tribunal accepted the terms of the rent statement and the submissions made by Mr Wheat.

Decision

13. The tribunal determined that the application be granted and that an order of payment be made in the sum of £4200.

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.

Martin McAllister

**Martin J. McAllister
Legal Member
19 May 2026**