



**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**

**Chamber Ref: FTS/HPC/PR/25/4623**

**Re: Property at 3/27 Portland Gardens, Edinburgh, EH6 6NY (“the Property”)**

**Parties:**

**Miss Elsie Omere, 5 Sulby House, Turnham Road, London, SE4 2HP (“the Applicant”)**

**Hadden Rankin Property Management, 40 Howe Street, Edinburgh, EH3 6TH (“the Respondent”)**

**Tribunal Members:**

**Andrew McLaughlin (Legal Member)**

**Decision (in absence of the parties)**

**[1] The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) refused the Application.**

[2] When this Application called for a Case Management Discussion by conference call at 11:30 am on 28 April 2026, neither party was in attendance. There was documentation which had been submitted in the run up to the Tribunal which indicated that the dispute had been resolved.

[3] The Tribunal accordingly simply refused the Application.

**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.

Andrew McLaughlin

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Legal Member/Chair

28 April 2026

Date