Housing and Property Chamber
First-tier Tribunal for Scotland

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

Chamber Ref: FTS/HPC/CV/25/4498

Property : 59 Marketgate, Arbroath DD11 1AT ("Property")

Parties:

Qilan Li, 8a McLean Street, Dundee DD3 9QJ ("Applicant")

MML Law, Meadowplace Buildings, Bell Street, Dundee DD1 1EJ ("Applicant's Representative")

Jean Alexander, 59 Marketgate, Arbroath DD11 1AT ("Respondent")

Tribunal Members:
Joan Devine (Legal Member)
Elizabeth Wiliams (Ordinary Member)

Decision
The First-tier Tribunal for Scotland (Housing and Property Chamber) ("Tribunal") determined that an order for payment of £5,320 should be made.

The Applicant sought an order for payment of £3,040 in respect of rent arrears. The Applicant had lodged Form F. The documents produced were: a Tenancy Agreement which commenced on 1 January 2025 and a statement of rent arrears. The Application was served on the Respondent by sheriff officer on 12 March 2026. On 7 April 2026 the Applicant's Representative lodged an updated statement of arrears showing arrears of £5,320 and sought to amend the sum claimed.

Case Management Discussion ("CMD")

A CMD took place before the Tribunal on 29 April 2026 by teleconference. The Applicant was represented by Ritchie McNeil of the Applicant's Representative. The Respondent was not in attendance. Mr McNeil told the Tribunal that there had been no contact with the Respondent since August 2025. He said that no reason had been given for the Respondent ceasing to pay the rent, for example, there had been no intimation of repairs required. Mr McNeill said that he understood the Respondent lived in the Property alone. The Applicant did not know the Respondent's employment status or whether he had any health issues.

Findings in Fact

The Tribunal made the following findings in fact:

1. The Applicant and the Respondent entered into a Tenancy Agreement which commenced on 1 January 2025.

2. In terms of the Tenancy Agreement rent was due at the rate of £380 per month.

3. The Respondent failed to pay the rent in full for the period March 2025 to April 2026. The unpaid amount was £5,320.

Reasons for the Decision

4. The Tribunal determined to make an Order for payment. The Respondent failed to pay the rent in full for the period March 2025 to April 2026. The unpaid amount was £5,320.

Decision

The Tribunal grants an order for payment of £5,320.

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.

Joan Devine

Joan Devine
Legal Member **Date : 29 April 2026**