



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/25/3790

Re: Property at 1A Pentland Crescent, Dundee, DD2 2BU (“the Property”)

Parties:

Mr Paul Wilkinson, 64 Pentland Avenue, Dundee, DD2 2BS (“the Applicant”)

Mr Ryan Smith, Miss Tegan Johnston, 5/4 2 Thorter Loan, Dundee, DD1 3DT (“the Respondents”)

Tribunal Members:

Nairn Young (Legal Member)

Decision

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that

- Background

This is an application for an order for payment of rent arrears alleged to be owed by the Respondents in terms of their private residential tenancy agreement with the Applicant. It called for a case management discussion (‘CMD’) at 2pm on 22 May 2026, by teleconference. The Applicant was on the call in-person and was represented by Mr Brian Webster, of Downfield Property. The Respondents were on the call in-person.

- Findings in Fact

The following facts from the application were agreed between the parties:

1. The Respondents entered into a private residential tenancy agreement with the Applicant in respect of the Property, with a start date of 1 May 2024.
2. In terms of that agreement, rent of £600 was due every month; with a deposit of £600 also being paid by the Respondents prior to commencement of the tenancy.
3. The tenancy was terminated on 30 April 2025.
4. At the date of termination, the Respondents owed £2,338.24 in rent.
5. The Applicant also incurred costs totalling £788.80 from repairs and cleaning at the Property and tracing fees.
6. The Applicant successfully reclaimed the deposit in full against part of the outstanding rent, leaving a total outstanding of £2,527.04, which is the sum sought.
7. The Respondents are able to pay £210 per month towards the amount they owe, starting from 20 July 2026.

- Reasons for Decision

The Respondents admit they owe the sum sought in the application. They asked for an order to be made subject to a time to pay direction stipulating payment at £210 per month, starting from 20 July 2026. The Applicant had no objection to that and it appeared reasonable to grant the order in those terms.

- Decision

Order made for payment by the Respondents to the Applicant of the sum of TWO THOUSAND, FIVE HUNDRED AND TWENTY-SEVEN POUNDS AND FOUR

PENCE STERLING (£2,527.04); subject to a time to pay direction that £210 be paid per month, starting from 20 July 2026, until the full amount is paid.

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.

N. Young

Legal Member/Chair

Date: 15th June 2026