



Decision with Statement of Reasons of the First-tier Tribunal for Scotland (Housing and Property Chamber) under Regulation 10 of the Tenancy Deposit Schemes (Scotland) Regulations 2011 (the 2011 Regulations)

Chamber Ref: FTS/HPC/PR/25/5159

Re: Property at 27 Andrew Lang Crescent, St Andrews, KY16 8YL (“the Property”)

Parties:

Miss Maria Montero Gonzalez, Mr Liam Tang, 21M Marine Parade Walk, Dundee, DD1 3AU (“the Applicant”)

Ms Nicole Augustin, 42 MacDowall Road, Edinburgh, EH9 3EQ (“the Respondent”)

Tribunal Members:

Hilary Macandrew (Legal Member)

Decision (in absence of the Applicant)

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that the Application be dismissed on the basis that the Applicant was absent.

1) Background

- 1.1 The Applicant made an application in Form G (“application”) dated and lodged on 28 November 2025 under Rule 103 of the First-tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017 (“the Rules”) stating that the Respondent had failed to timeously lodge a tenancy deposit in an appropriate scheme in breach of the Tenancy Deposit Schemes (Scotland) Regulations 2011 (“2011 Regulations”).
- 1.2 The parties entered into a Tenancy Agreement in respect of the property which commenced on 12 August 2024 and ended on 12 September 2025.
- 1.3 A tenancy deposit of £1,750 was paid to the Respondent by the Applicant on 12th August 2024

1.4 The deposit was received by Safe Deposits Scotland on 4th October 2025

1.5 The documents produced to the Tribunal by the Applicant were:

- Copy Tenancy Agreement. The parties entered into a Tenancy Agreement in respect of the property which commenced on 12 August 2024.
- Letter from Safe Deposits Scotland to the landlord dated 5 October 2024 acknowledging receipt of the deposit.
- Exchange of correspondence with Bradburne & Co.

1.6 The timeous application was accepted by the Tribunal on 5 December 2025.

2) Case Management Discussion

2.1 A Case Management Discussion (“CMD”) took place by teleconference on 3 June 2026. The date and time of the hearing together with the dial in details were intimated to the Applicants by email on 27th April 2026 and to the Respondent by Sheriff Officer on 28th April 2026

2.2 Neither Applicant took part. The Respondent was present. The teleconference initially called at 2pm. An adjournment of 10 minutes was allowed during which time the clerk telephoned the Applicants. Neither Applicant answered their phone and accordingly the case recalled at 2.10pm.

3) Reasons for Decision

Neither Applicant took part to present their case or confirm that they wished to proceed.

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.



Hilary Macandrew

Legal Member/Chair

12th June 2026

Date