



Decision with Statement of Reasons of the First-tier Tribunal for Scotland (Housing and Property Chamber) under Section 16 of the Housing (Scotland) Act 2014

Chamber Ref: FTS/HPC/CV/25/4404

Re: Property at 22 Kinnaird Road, Forgandenny, Perth, PH2 9EW (“the Property”)

Parties:

Mr William Harrold Thomson, Kinnaird Farm, Forgandenny, Perth, PH2 9ES (“the Applicant”)

Mr Alan Saunders, 22 Kinnaird Road, Forgandenny, Perth, PH2 9EW (“the Respondent”)

Tribunal Members:

George Clark (Legal Member) and Sandra Brydon (Ordinary Member)

Decision (in absence of the Respondents)

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that the application should be decided without a Hearing and made an Order for Payment by the Respondent to the Applicant of the sum of £8,190.

Background

1. By application, dated 9 October 2025, the Applicant sought an Order for Payment in respect of unpaid rent that had become lawfully due by the Respondent to the Applicant. The sum sought was £3,780.
2. The application was accompanied by a copy of a Short Assured Tenancy Agreement between the Parties commencing on 31 October 2011 and continuing by tacit relocation, and a Rent Statement showing arrears of £3,780 at September 2025.
3. On 25 April 2026, the Tribunal advised the Parties of the date and time of a Case Management Discussion, and the Respondent was invited to make written representations by 16 May 2026. The Respondent did not make any written representations to the Tribunal.

4. On 8 May 2026, the Applicant's solicitors submitted an updated Rent Statement indicating arrears of £8,190 at April 2026 and sought leave to amend the application accordingly.

Case Management Discussion

5. A Case Management Discussion was held by means of a telephone conference call on the morning of 28 May 2026. The Applicant was represented by Mrs Sally Ann McCartney of Kippen Campbell LLP, solicitors, Perth. The Respondent was not present or represented.
6. Mrs McCartney told the Tribunal that no payments of rent had been made since the date of the application. A further rent payment had fallen due since the date of the updated Rent Statement but she accepted that, due to lack of notice, this could not be included in the present application.

Reasons for Decision

7. Rule 17 of the First-tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017 provides that the Tribunal may do anything at a Case Management Discussion which it may do at a Hearing, including making a Decision. The Tribunal was satisfied that it had before it all the information and documentation it required to enable it to decide the application without a Hearing.
8. The Tribunal was satisfied that the sum sought in the application, amended to £8,190, had become lawfully due by the Respondent to the Applicant.

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.

Mr G Clark

Legal Member/Chair

28 May 2026

Date

