



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

Chamber Ref: FTS/HPC/CV/25/4240

Re: Property at 160 Morrison Drive, Aberdeen, AB10 7HD (“the Property”)

Parties:

**Mrs Avril Shennan and Mr Robert Shennan, The Whins, High Barrwood Road,
Kilsyth, G650EG; The Whins, High Barrwood Road, Kilsyth, G65 0EG (“the
Applicants”)**

**Miss Casey Finnigan, Mrs Amanda Finnigan (Guarantor), 16 Glenmuir Place,
Ayr, KA8 9RP (“the Respondents”)**

Tribunal Members:

Jim Bauld (Legal Member)

Decision (in absence of the Respondents)

**The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the
Tribunal”) determined that an order should be granted for payment in the sum
of FOUR THOUSAND, TWO HUNDRED AND FORTY-TWO POUNDS AND THREE
PENCE (£4,242.03)**

Background

1. By application dated 1 October 2025, the applicants sought an order under section 71 of (“the Act”) and in terms of rule 111 of The First-tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017 (“the procedure rules”).
2. On 25 November 2025, the application was accepted by the tribunal and referred for determination by the tribunal
3. A Case Management Discussion (CMD) was set to take place on 21 May 2026 and appropriate intimation of that hearing was given to all parties.

The Case Management Discussion

4. The Case Management Discussion (CMD) took place on via telephone case conference. The applicants were present. The Respondents did not take part.
5. The tribunal explained the purpose of the CMD and the powers available to the tribunal to determine matters.
6. The tribunal asked various questions of the applicants with regard to the application.
7. The applicants confirmed that they wished the order for payment to be made and that they wished interest to be applied to the sum claimed from the date of the tribunal's decision as allowed in terms of rule 41A of the procedure rules.

Findings in Fact

8. The Applicants are the registered owner of the property.
9. The Applicants and the first named Respondent, Casey Finnigan, as respectively the landlord and tenant entered into a tenancy of the property which commenced on 20 July 2023.
10. The second named respondent, Amanda Finigan was the guarantor in terms of that tenancy agreement.
11. The tenancy was a private residential tenancy in terms of the Act.
12. The initial agreed monthly rental was £550.
13. The tenancy terminated on 20 July 2025.
14. Arrears had accrued and at the date of the termination of the tenancy and at the date of lodging of the application arrears amounted to £3,020. Interest on those arrears was calculated by the applicant at £577.50 based on the terms of the tenancy which allowed interest at a rate of 5% above the base lending rate of the Bank of Scotland
15. Appropriate accounting had been provided in respect of the outstanding rent with the application to the tribunal.

16. The applicants incurred additional costs after the tenancy had ended in replacing items damaged by the first named respondent, and in cleaning and redecorating the property as required by the tenancy agreement.,
17. They calculated those costs at £1,194.53 and provided appropriate accounting and vouching.
18. The costs incurred by the applicants were partially defrayed by the application of the tenancy deposit paid prior to the start of the tenancy of £550.

Reasons for Decision

19. The tribunal accepted the unchallenged evidence of the applicants regarding the outstanding sums.
20. The tribunal also exercised the power within rule 17 of the First-tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017 and determined that a final order should be made at the CMD.

Decision

The order for payment of the sum of £4242.03 together with interest at the rate of 8% per annum is granted

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.

Jim Bauld

21/05/2026

Legal Member/Chair

Date