



Decision with Statement of Reasons of the First-tier Tribunal for Scotland (Housing and Property Chamber) under Section 71(1) of the Private Housing (Tenancies) (Scotland) Act 2016

Chamber Ref: FTS/HPC/CV/25/5445

Re: Property at 21 Cambrai, Dingwall, IV15 9XA (“the Property”)

Parties:

Tolmie Towers Ltd, 10 Wyvis Crescent, Conon Bridge, Dingwall, IV7 8BZ (“the Applicant”)

Mr Juris Kruzemtra, Doonside Tower, Flat 94, Motherwell, ML1 2BJ (“the Respondent”)

Tribunal Members:

Alastair Houston (Legal Member)

Decision (in absence of the Respondent)

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that an order for payment of £1900.00 be made in favour of the Applicant.

1. Background

1.1 This is an application under rule 111 of the Chamber rules whereby the Applicant sought payment of rent which had gone unpaid during the course of a private residential tenancy between the parties. The application was accompanied by copies of the tenancy agreement, a rent statement, correspondence between the parties and a proposal signed by the Respondent acknowledging the debt and offering payment.

1.2 No written representations from the Respondent had been received in advance of the Case Management Discussion.

2. The Case Management Discussion

2.1 The Case Management Discussion took place on 1 June 2026 by teleconference. The Applicant was represented by Mr Alex Tolmie, director. The Respondent was neither present nor represented.

2.2 Mr Tolmie confirmed that the application was insisted upon and he wished to proceed in the Respondent's absence. The Tribunal noted that intimation of the Case Management Discussion had been given to the Respondent by sheriff officers and considered it appropriate to proceed as permitted by rule 29 of the Chamber rules.

2.3 Mr Tolmie confirmed that the Applicant had acquired the landlord's interest during the course of the tenancy agreement. The private residential tenancy agreement had come to an end in April 2023 with £1900.00 rent outstanding. The Respondent had acknowledged the debt and entered into a plan in respect of repayment but no payments had been received.

3. Reasons For Decision

3.1 The tenancy agreement between the parties imposed an obligation to make payment of £450.00 in rent per calendar month. The Respondent was jointly and severally liable for payment. As at the date of termination, £1900.00 was outstanding and detailed on the rent statement. In the absence of any representations by the Respondent as to why the sum sought was not lawfully due, the Tribunal granted an order for payment.

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.

Alastair Houston

Legal Member/Chair

7 June 2026
Date