



**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/25/5257**

**Re: Property at Apt E, Craig Gowan House, 42 Camphill Road, Broughty Ferry, Dundee, DD5 2JE (“the Property”)**

**Parties:**

**Frontera Investments, 26-28 High Street, Dundee, DD1 1TA (“the Applicant”)**

**Mr Alex Jakubiak, 47A Portnall Road, London, W9 3BA (“the Respondent”)**

**Tribunal Members:**

**Ms H Forbes (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 should be granted in favour of the Applicant in the sum of £20,423.84 with interest thereon at the rate of 8% per annum from the date of the decision to the date of payment.**

**Background**

1. This is a Rule 111 application whereby the Applicant is seeking an order for payment in the sum of £20,423.84 in respect of rent arrears and interest. The Applicant representative lodged a copy of a private residential tenancy agreement between the parties in respect of the Property, which tenancy commenced on 14<sup>th</sup> February 2021 at a monthly rent of £1200, a rent increase notice, and a rent statement.
2. Service of the application and notification of a Case Management Discussion was made upon the Respondent by Sheriff Officer on 6<sup>th</sup> May 2026.

**The Case Management Discussion**

3. A Case Management Discussion (“CMD”) took place by telephone conference on 1<sup>st</sup> June 2026. Ms Lewis represented the Applicant. The Respondent was not in attendance. The start of the CMD was delayed to allow the Respondent to attend. The Respondent did not attend.

4. The Tribunal considered the terms of Rule 29. The Tribunal determined that the requirements of Rule 17(2) had been satisfied, and it was appropriate to proceed with the application in the absence of the Respondent.
5. Ms Lewis said there has been no contact from the Respondent. The tenancy ended on 9<sup>th</sup> December 2025 following the granting of an eviction order.

### **Findings in Fact and Law**

6.
  - (i) Parties entered into a private residential tenancy agreement in respect of the Property which commenced on 14<sup>th</sup> February 2021 at a monthly rent of £1200.
  - (ii) The rent was increased to £1250 from 14<sup>th</sup> November 2022.
  - (iii) The tenancy ended on 9<sup>th</sup> December 2025.
  - (iv) Rent lawfully due has not been paid by the Respondent to the Applicant.
  - (v) The Applicant is entitled to recover rent lawfully due.
  - (vi) In terms of the tenancy agreement, the Applicant is entitled to seek contractual interest of 8% per annum.

### **Reasons for Decision**

7. Rent lawfully due is outstanding. The Applicant is entitled to recover rent lawfully due.

### **Decision**

8. An order for payment is granted in favour of the Applicant in the sum of £20,423.84 with interest thereon at the rate of 8% per annum from the date of the decision to the date of 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.

**H Forbes**

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**Legal Member/Chair**

**1<sup>st</sup> June 2026**  
**Date**