



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/25/5167

Re: Property at 6 Nith Avenue, Dumfries, DG1 1EF (“the Property”)

Parties:

Craigadam Farm LTD, Craigadam Farm LTD, CraigAdam, Castle Douglas, DG7 3HU (“the Applicant”)

Mr Aidan Crocket, 26 Lawrence Grove, Dursley GL11 4EZ (“the Respondent”)

Tribunal Members:

James 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 ONE THOUSAND AND EIGHTY-FIVE POUNDS (£1,085.00)

Background

1. By application dated 28 November 2025, the applicant 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 10 April 2026, 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 4 June 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 applicant was represented by Mrs Celia Pickup, one of their directors. The Respondent 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 applicant's representative with regard to the application.
7. The tribunal noted that the respondent had lodged brief written representations prior to the CMD. In those representations he claimed that the tenancy had ended in March 2025 and that he should not be liable for the rent for the period from 1 April 2025 to 30 April 2025.
8. The applicant's representative confirmed that the respondent had never provided any formal written notice to terminate the tenancy.
9. The applicant's representative indicated that towards the end of March 2025 they had discovered that the respondent was no longer living in the property and had contacted him by text message. They indicated to him that if he paid the amount outstanding at that date prior to the end of March 2025, they would waive the rent due for April. The respondent did not make any such payment, and the applicant treated his messages at the end of March 2025 as being formal notice to terminate the tenancy at 30 April 2025. The respondent was accordingly liable for rent until that date
10. The applicant's representative confirmed that they wished the order for payment to be made.

Findings in Fact

11. Mrs Celia Pickup is the registered owner of the property.
12. The Applicant, with the permission of Mrs. Pickup, and the Respondent, as respectively the landlord and tenant entered into a tenancy of the property which commenced on 1 April 2021.
13. The tenancy was a private residential tenancy in terms of the Act.
14. The initial agreed monthly rental was £425.
15. The tenancy terminated on 30 April 2025.

16. 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 £1,025. Additionally, the tenant had accrued debt on the gas meter within the property amounting to £60.
17. Appropriate accounting had been provided in respect of the outstanding sums with the application to the tribunal.

Reasons for Decision

18. The tribunal accepted the unchallenged evidence of the applicant regarding the outstanding sums.
19. 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 £1,085.00 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

Legal Member/Chair

04 June 2026

Date