



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

Chamber Ref: FTS/HPC/CV/25/4859

Property at 46 Middlefield Place, Aberdeen, AB24 4NX (“the Property”)

Parties:

**Mr John McLaughlin, Mrs Jacqueline McLaughlin, 21 Woodvale Avenue,
Giffnock, Glasgow, G46 6RG; 21 Woodvale Avenue, Giffnock, G46 6RG (“the
Applicants”)**

**Miss Eve Heather MacDonald, Flat 1/3, 15 Kent Road, Glasgow, G3 7AF (“the
Respondent”)**

Tribunal Members:

Josephine Bonnar (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 the sum of £1421.02 should
be granted against the Respondent in favour of the Applicants.**

Background

1. The Applicants lodged an application for a payment order in relation to unpaid rent and the cost of re-instating the property at the end of the tenancy. A tenancy agreement, rent statement and various receipts and vouchers were lodged with the application.
2. A copy of the application was served on the Respondent by Sheriff Officer at her new address and both parties were notified that a case management discussion would take place on 20 May 2026 at 11.30 am and they were required to participate.
3. The CMD took place on 20 May 2026. The Applicants were represented by Mr Winchester. The Respondent did not participate and was not represented.

Summary of discussion at CMD

4. The Legal Member advised Mr Winchester that there appeared to be an arithmetical error in the application form. Although the form stated that the sum due, after deduction of the deposit, was £1466.43, this appeared to be incorrect and should be £1460.63. Furthermore, based on the documents lodged by the Applicant in support of the application, it appeared that the correct sum is actually £1421.02. Following discussion, Mr Winchester said that he was happy to restrict the claim to the lower figure as it was not immediately apparent whether there had been an arithmetical error or if they had overlooked another aspect of the claim. He confirmed that he was seeing a payment order for the sum of £1421.02

Findings in Fact

5. The Applicants are the owners and landlords of the property.
6. The Respondent is a former tenant of the property. She vacated the property on 28 May 2025.
7. The Respondent owes the sum of £1219.94 in unpaid rent.
8. The Applicants incurred costs in reinstating the property at the end of the tenancy as a result of damage and neglect by the Respondent. The total cost (including half of the cost of replacement flooring which the Respondent had agreed to pay) was £701.08.
9. The Applicant recovered the tenancy deposit of £500 from the approved scheme at the end of the tenancy

Reasons for the decision

10. Based on the documents lodged with the application and the information provided at the CMD, the Legal Member is satisfied that the Respondent owes the sum of £1421.02 in unpaid rent and re-instatement costs and that the Applicants are entitled to a payment order for this sum.

Decision

11. The Tribunal determines that a payment order should be granted against the Respondent.

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.

Josephine Bonnar, Legal Member

20 May 2026