



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 and Rule 111 of The First-tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017.

Chamber Ref: FTS/HPC/CV/26/0471

Re: Property at 36B Old Road, Huntly, AB54 8DR (“the Property”)

Parties:

Mrs Rosanna Grieve, 2 Westfield Cottages, Fortrie, Turriff, AB53 4HX (“the Applicant”)

Miss Beth-Rose Hastie, 31D Marischal Street, Aberdeen, AB11 5AD (“the Respondent”)

Tribunal Members:

Martin McAllister (Legal Member) and Jane Heppenstall (Ordinary Member) (“the tribunal”)

Decision (in absence of the Respondent)

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that an order be made against the Respondent for payment of the sum of TWO THOUSAND EIGHT HUNDRED POUNDS (£2800) to the Applicant.

Background

- 1. On 29 January 2026, the Applicant submitted an application to the First-tier Tribunal for Scotland seeking payment of the sum of £2800 in respect of rent arrears.**
- 2. The application was accepted for determination on 10 March 2026.**
- 3. A case management discussion was held by teleconference on 23 June 2026.**

4. An application for an order of eviction was considered on the same date.
5. The Applicant was present. There was no appearance by the Respondent and it was noted that the details of the case management discussion had been intimated to her by Sheriff Officers on 27 May 2026.

Preliminary Matters

6. The tribunal noted that the Respondent had received intimation of the case management discussion. It decided that, in the circumstances, the case management discussion could continue in her absence.
7. The legal member explained the purpose of a case management discussion.
8. The Applicant confirmed that the sum being sought was in relation to rent arrears for the Property. She said that the Respondent was now living at a different address.
9. The Applicant referred to a submission which she had made on 15 June 2026 and the rent statement which accompanied it. She said that the rent statement showed that the current level of arrears was £5600 and that she was seeking an order for that amount. The Applicant said that she had not sent a copy of the updated rent statement to the Respondent.
10. The Applicant was advised of the terms of Rule 14 A of the Tribunal Rules. After some discussion, The Applicant stated that she would restrict her claim to £2800 which was the sum in the application, and that she would consider submitting another application in respect of additional sums due in respect of rent arrears.

11. Findings in Fact

- 11.1 The parties entered into a private residential tenancy agreement in respect of the Property.
- 11.2 The tenancy agreement was dated 27 and 30 April 2024.
- 11.3 The tenancy commenced on 4 May 2024.
- 11.4 The Respondent has a contractual obligation to pay rent.
- 11.5 The sum due and unpaid in respect of rent as at 29 January 2026 was £2800.
- 11.6 The Respondent has made no payment in respect of the rent arrears of £2800 which remain due.

12. Documents before the tribunal

- 12.1 Private Residential Tenancy Agreement dated 27 and 30 September 2024.**
- 12.2 Rent statement from 15 May 2025 to 5 June 2025 showing arrears of rent of £5600 at the latter date and arrears of £2800 as at 5 January 2026.**
- 12.3 Sheriff Officer's Certificate of Intimation of Service dated 27 May 2026.**

Reasons

- 13. The tribunal considered that there was no reason to adjourn the determination of the application to a Hearing. The Applicant said that she had no further evidence to produce.**
- 14. The tribunal accepted that the Respondent owed £2800 as at 29 January 2026 according to the rent statement before it. The Tribunal accepted that the respondent had an obligation, in terms of the private residential tenancy agreement, to pay the rent and that the rent statement was accurate.**
- 15. The appropriate standard of proof is the balance of probabilities and the tribunal considered that this threshold had been crossed and that it was appropriate to grant the payment order. It accepted the documentary evidence before it and the representations of the Applicant.**

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.

**Martin J. McAllister
Legal Member
23 June 2026**

