



**Decision with Statement of Reasons of the First-tier Tribunal for Scotland
(Housing and Property Chamber) under Section 16 of the Housing (Scotland)
Act 2014**

Chamber Ref: FTS/HPC/CV/25/5405

Re: Property at 24 Broomburn Grove, Edinburgh, EH12 7NN (“the Property”)

Parties:

Ms Shirley Caw, 12 Saughton Crescent, Edinburgh, EH12 5SH (“the Applicant”)

**Ms Leigh Strachan, 24 Broomburn Grove, Edinburgh, EH12 7NN (“the
Respondent”)**

Tribunal Members:

George Clark (Legal Member) and Mary Lyden (Ordinary Member)

Decision

**The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the
Tribunal”) determined that the application should be decided without a
Hearing and made an Order for Payment by the Respondent to the Applicant of
the sum of £13,500. The request for interest on that sum was refused.**

1. By application, dated 15 December 2025, the Applicant sought an Order for Payment in respect of unpaid rent that had become lawfully due by the Respondent to the Applicant. The sum sought was £10,350. The Applicant was also seeking interest on that sum from the date of the Tribunal’s Decision until payment.
2. The application was accompanied by a copy of a Private Residential Tenancy Agreement between the Parties commencing on 6 November 2020 at a monthly rent of £950 per month, and a Rent Statement showing arrears at 6 December 2025 of £10,350.
3. On 22 May 2026, the Tribunal advised the Parties of the date and time of a Case Management Discussion, and the Respondent was invited to make written representations by 12 June 2026. The Respondent did not make any written representations to the Tribunal.

4. On 8 June 2026, the Applicant's solicitors sought leave to amend the application to increase the sum sought to £13,500 and provided an updated Rent Statement showing arrears of that amount at 6 June 2026.

Case Management Discussion

5. A Case Management Discussion was held by means of a telephone conference call on the Morning of 25 June 2026. The Applicant was represented by Ms Simone Callaghan of TC Young solicitors, Glasgow. The Respondent was represented by Ms Simone Bennett of Community Help and Advice Initiative, Edinburgh ("CHAI").
6. The Applicant's representative told the Tribunal that the rent arrears remain at £13,500. The Respondent's representative confirmed that the Respondent was not challenging the amount due or opposing the application.

Reasons for Decision

7. Rule 17 of the First-tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017 provides that the Tribunal may do anything at a Case Management Discussion which it may do at a Hearing, including making a Decision. The Tribunal was satisfied that it had before it all the information and documentation it required to enable it to decide the application without a Hearing.
8. The Tribunal was satisfied that the sum sought in the application, as amended to £13,500, had become lawfully due by the Respondent to the Applicant.
9. The Tribunal was not prepared to make an award of interest on the sum due. There was no provision in the tenancy agreement for interest on unpaid rent.
10. The Tribunal's Decision was unanimous.

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.

G.Clark

Legal Member/Chair

26 June 2026
Date