



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

Chamber Ref: FTS/HPC/CV/25/5152

Re: Property at 27 Andrew Lang Crescent, St Andrews, KY16 8YL (“the Property”)

Parties:

Mrs Nicole Helene Augustin, 45 MacDowall Road, Edinburgh, EH9 3EQ (“the Applicant”)

Mr Liam Chi Guy Tang, Miss Maria Gonzalez Montero, 21M Marine Parade Walk, Dundee, DD1 3AU (“the Respondents”)

Tribunal Members:

Alastair Houston (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 £7150.00 be made in favour of the Applicant

1. Background

1.1 This is an application under rule 111 of the Chamber rules whereby the Applicant sought an order for payment in respect of damage caused to the property during the course of a private residential tenancy between the parties. The application was accompanied by, amongst other things, copies of the written tenancy agreement between the parties, correspondence between them, invoices, photographs of the property and a rent statement.

1.2 A second application form had been received prior to the initial application being accepted. This sought payment of unpaid rent. This application was treated as part of the initial application. No written representations were received from the Respondents in advance of the Case Management Discussion.

2. The Case Management Discussion

- 2.1 The Case Management Discussion took place on 29 June 2026 by teleconference. The Applicant attended personally. The Respondents were neither present nor represented. The Applicant confirmed that she wished to proceed with the application. The Tribunal noted intimation of the application and the Case Management Discussion by sheriff officer and considered it appropriate to proceed in their absence as permitted by rule 29 of the Chamber rules.
- 2.2 The Applicant confirmed she was seeking to recover £5000.00 towards the cost of rectifying damage caused by the Respondents. This could be attributed entirely to the cost of redecorating the property as per the invoice lodged, which demonstrated a cost of £6000.00 incurred by the Applicant. At the end of the tenancy, rent of £2150.00 had gone unpaid, reflected on the rent statement.
- 2.3 The Tribunal indicated in the absence of any representations on the part of the Respondents, the order sought would be granted.

3. Reasons For Decision

- 3.1 The tenancy agreement between the parties, at section 16, required the Respondents to take reasonable care of the property. Furthermore, it required them to make payment of £1750.00 per calendar month in rent. The rent statement detailed the rent that had gone unpaid. Email correspondence from the Respondents appeared to contain an acknowledgement that they failed in their obligation to take care of the property. The Applicant had demonstrated that she had incurred certain costs returning the property to the expected condition.
- 3.2 In the absence of any representations on the part of the Respondents as to why the sum sought by the Applicant would not be due, the Tribunal granted the order sought.

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.

Alastair Houston

29 June 2026

Legal Member/Chair

Date