



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 (“the Act”)

Chamber Ref: FTS/HPC/CV/26/0106

Re: Property at 36 Dalmahoy Crescent, Edinburgh, Balerno, EH14 7BX (“the Property”)

Parties:

Mr Nicholas Hocking, 36 Dalmahoy Crescent, Edinburgh, Balerno, EH14 7BX (“the Applicant”)

Ms Louise Drysdale, Mr Campbell Taylor, UNKNOWN, UNKNOWN (“the Respondents”)

Tribunal Members:

Steven Quither (Legal Member)

Decision (in absence of the Respondents)

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that the Respondents are jointly & severally liable to pay to the Applicant the sum of TWENTY TWO THOUSAND FOUR HUNDRED AND THREE POUNDS ONLY (£22403) STERLING.

BACKGROUND

1. This is an application dated and lodged on 8 January 2026 for payment of rent arrears arising out of a Private Residential Tenancy (“PRT”) between the parties in respect of the Property commencing 28 February 2019 at rent of £1500 per month.
2. When this application was lodged, there were outstanding rent arrears of £22403 as at July 2025, per Rent Statement lodged with the application.

3. An associated eviction application, under Tribunal reference EV/22/2683 was previously considered by the Tribunal and an eviction order made against the Respondents by Tribunal Decision of 9 April 2025.
4. After a Tribunal request for further information and clarification dated 2 February was answered by the Applicant on 2 and 11 February, the Tribunal accepted the application by Notice of Acceptance of 23 February and a Case Management Discussion ("CMD") was duly fixed for 22 June, all 2026.
5. Prior to the CMD, preliminary consideration of the supporting documentation confirmed Service by Advertisement had been effected for both Respondents, per Tribunal Certificate of Service by Advertisement, their present whereabouts being unknown.

CASE MANAGEMENT DISCUSSION on 22 JUNE 2026

6. The CMD took place by teleconference and commenced shortly after 2pm, with only the Applicant attending and no attendance or representation by or on behalf of either Respondent.
7. The Applicant simply confirmed he was asking for the order to be granted.

FINDINGS IN FACT

8. The parties entered into a PRT for the Property commencing 28 February 2019 at rent of £1500 per month.
9. The Respondents are in rent arrears of £22403 as at the date of the CMD.

REASONS FOR DECISION

10. The Tribunal was satisfied that arrears of £22403 had accrued per the Rent Statement and other information produced by the Applicant to July 2025.
11. That being so, the Tribunal considers it just to make an order for payment against the Respondents for £22403.
12. Said Order will be against the Respondents jointly and severally, reflecting their responsibility for payment of the rent for the Property per Clause 1 of said PRT

DECISION

13. To grant the order for payment sought by the Applicant in the sum of £22403.

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.

Steven Quither

Legal Member/Chair

Date: 22nd June 2026