



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/26/0346

Re: Property at 10 Barley Bree Lane, Dalkeith, EH22 4UD ("the Property")

Parties:

Melville Property Limited, 5 South Gyle Crescent Lane, Edinburgh, EH22 4UD ("the Applicant")

Mr Bryan Wright, Miss Chelsea Lorimer, 28 Beechwood Park, Newtongrange, Dalkeith, EH22 4RY ("the Respondent")

Tribunal Members:

Andrew McLaughlin (Legal Member)

Decision (in absence of the Respondent)

[1] The First-tier Tribunal for Scotland (Housing and Property Chamber) ("the Tribunal") made a Payment Order in favour of the Applicant against the Respondents in the sum of £27,262.46.

Background

[2] The Applicant seeks a Payment Order in respect of rent arrears accrued by the Respondents under a tenancy between the parties.

[3] The Application is accompanied by a copy of the tenancy agreement and rent statements and evidence showing the Applicant acquiring title to the Property from the original landlord to the tenancy and their interest in the lease.

Case Management Discussion

[4] The Application called for a Case Management Discussion (CMD) by conference call at 2pm on 7 July 2026. The Applicant was represented by Ms Seaward, solicitor who had no preliminary matters to raise. There was no appearance by or on behalf of the Respondents. The Application and details of the conference call had been competently served on the Respondents by Sheriff Officers. However, the certificate of service confirmed that Mr Bryan Wright was now believed to be deceased. As Ms Lorimer was not present to confirm or deny that fact, the Tribunal decided to proceed in the absence of the Respondents and did not consider it necessary to explore whether Mr Wright's passing may have a bearing on the respective individual liabilities of the parties to the sum claimed. Having heard from Ms Seaward, the Tribunal made the following findings in fact.

Findings in fact

1. *The Applicant acquired the landlord's interest in a tenancy agreement which let the Property to the Respondents.*
2. *The Respondents fell into rent arrears in the sum of £27,262.46.*
3. *The sum of £27,262.46 is resting owed by the Respondents to the Applicant.*

Decision

[5] Having made the above findings in fact, the Tribunal granted the Application and made a Payment Order in favour of the Applicant against the Respondents in the sum of £27,262.46.

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.

A. McLaughlin

Legal Member/Chair

7 July 2026
Date