



**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**

Chamber Ref: FTS/HPC/CV/26/0621

Re: Property at 207 Den Walk, Methil, Fife, KY8 3JH (“the Property”)

Parties:

Miss Joni Cook, 1 Erskine Street, Buckhaven, Fife, KY8 1JT (“the Applicant”)

**Miss Kenzie Drummond, 207 Den Walk, Methil, Fife, KY8 3JH (“the
Respondent”)**

Tribunal Members:

James Bauld (Legal Member) and Carol Jones (Ordinary Member)

Decision (in absence of the Respondent)

**The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the
Tribunal”) determined that an order should be granted for payment in the sum
of TWO THOUSAND, EIGHT HUNDRED AND SIXTEEN POUNDS AND FIFTY-
EIGHT PENCE (£2,816.58)**

Background

1. By application dated 5 February 2026, the applicant sought an order under section 71 of the Private Housing (Tenancies) (Scotland) Act 2016 (“the Act”) and in terms of rule 111 of The First-tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017 (“the procedure rules”).
2. On 30 March 2026 the application was accepted by the tribunal and referred for determination by the tribunal
3. A Case Management Discussion (CMD) was set to take place on 8 July 2026 and appropriate intimation of that hearing was given to the parties.

The Case Management Discussion

4. The Case Management Discussion (CMD) took place via telephone case conference on 8 July 2026. The applicant was personally present. The Respondent did not take part.
5. The tribunal explained the purpose of the CMD and the powers available to the tribunal to determine matters.
6. The tribunal asked various questions of the applicant with regard to the application.
7. The applicant confirmed that she wished the order for payment to be made.

Findings in Fact

8. The Applicant is the registered owner of the property.
9. The Applicant and the Respondent as respectively the landlord and tenant entered into a tenancy of the property which commenced on or around 7 November 2021.
10. The tenancy was a private residential tenancy in terms of the Act.
11. The initial agreed monthly rental was £450 and increased to £500.
12. Arrears had started to accrue in February 2025 and at the date of the lodging of the application arrears amounted to £2618.30
13. At the date of the CMD the arrears amounted to £2816.58
14. Appropriate accounting had been provided in respect of the outstanding rent with the application to the tribunal.

Reasons for Decision

15. The tribunal accepted the unchallenged evidence of the applicant regarding the outstanding sums.
16. The amount outstanding at the date of the CMD was £2,816.58 and appropriate information had been provided by the applicant confirming the

sum claimed was now £2,816.58. The tribunal was content to allow the sum claimed to be amended in terms of rule 13 of the procedure rules and to make an order for payment of the amended sum claimed.

17. The tribunal also exercised the power within rule 17 of the First-tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017 and determined that a final order should be made at the CMD.

Decision

The order for payment of the sum of £2,816.58 is granted

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.

Jim Bauld



Legal Member/Chair

8th July 2026

Date