



**Decision with Statement of Reasons of the First-tier Tribunal for Scotland
(Housing and Property Chamber) under Section 71 of Private Housing
(Tenancies) (Scotland) Act 2016**

Chamber Ref: FTS/HPC/CV/26/1690

Re: Property at 372E Flat 6, Calder Road, Edinburgh, EH11 4FT (“the Property”)

Parties:

**Edinburgh Living MMR LLP, 4 Waverly Court, 4 East Market Street, Edinburgh,
EH8 8BG (“the Applicant”)**

**Mr Tomasz Kozlowski, 147 Restalrig Avenue, Edinburgh, EH7 6PJ (“the
Respondent”)**

Tribunal Members:

James Bauld (Legal 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 EIGHT THOUSAND, TWO HUNDRED AND EIGHTY-TWO POUNDS AND
THIRTY-SEVEN PENCE (£8,282.37)**

Background

1. By application dated 16 April 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 28 May 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 19 August 2026, and appropriate intimation of that hearing was given to the parties.

The Case Management Discussion

4. The Case Management Discussion (CMD) took place on via telephone case conference. The applicant was represented by their letting agent, Ms Catherine Morrison, from Umega Lettings, Edinburgh. 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's representative with regard to the application.
7. The applicant's representative 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 14 December 2021
10. The tenancy has now terminated; the respondent having vacated the property on 31 December 2024.
11. The tenancy was a private residential tenancy in terms of the Act.
12. The initial agreed monthly rental was £560. It was increased in August 2023 to £576 and again in September 2024 to £598.
13. Arrears had started to accrue in February 2022 and at the date of the lodging of the application arrears amounted to £8,282.37.
14. The amount of arrears at the date of the CMD was £8,282.37
15. Appropriate accounting had been provided in respect of the outstanding rent with the application to the tribunal.

Reasons for Decision

16. The tribunal accepted the unchallenged evidence of the applicant regarding the outstanding sums.
17. The amount outstanding at the date of the CMD was £8,282.37. The tribunal was content to make an order for payment of the amended sum claimed.
18. 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 £8,282.37 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.

James Bauld

19-08-2026

Legal Member/Chair

Date