



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/26/1396

Re: Property at 139 Manor Avenue, Aberdeen, AB16 7UT (“the Property”)

Parties:

Cito Cimo Properties LTD, 166 Great Western Road, Aberdeen, AB10 6QE (“the Applicant

Miss Amanda Wood, Address unknown (“the Respondent”)

Tribunal Members:

Hilary Macandrew (Legal Member)

Decision (in absence of Respondent)

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that an Order for payment should be granted in the sum of £17,615.16

Background

- 1.1 This is a Rule 111 Application whereby the Applicant was seeking an Order in the sum of £17,615.16 in respect of rent arrears. The Applicant representative lodged a copy of a Private Residential Tenancy Agreement between the parties in respect of the property, which tenancy commenced on 28th February 2019, at a monthly rent of £800 increasing to £900 from July 2024, a rent statement and a copy of a Decision of the First Tier Tribunal for Scotland Housing and Property Chamber dated 10th December 2025 between the parties granting an Eviction Order.
- 1.2 The Respondent was evicted from the property on 19th February 2026. The rent statement produced by the Applicant showed arrears of £17,615.16 as at 19th February 2026
- 1.3 Service of the Application and notification of a Case Management Discussion was made upon the Respondent by Advertisement on 21st July 2026

The Case Management Discussion

2.1 A Case Management Discussion ('CMD') took place by telephone conference on 6th August 2026. Mr Cowie represented the Applicant. The Respondent was not in attendance. The start of the CMD was delayed by 5 minutes to allow the Respondent to attend. The Respondent did not attend

2.2 The Tribunal considered the terms of Rule 29. The Tribunal determined that the Requirements of Rule 17(2) had been satisfied and it was appropriate to proceed with the application in the absence of the Respondent

2.3 Mr Cowie said the eviction took place on 19th February 2026. The Respondent had paid no rent since 2024. The whereabouts of the Respondent were unknown and she had made no contact with the Applicant nor the Applicant's agent to address the arrears of rent.

2.4 Mr Cowie sought an Order for the arrears of rent as at 19th February 2026 namely £17,615.16

Findings in Fact and Law

3.1 The Parties entered into a Private Residential Tenancy Agreement in respect of the property which commenced on 28th February 2019 at a monthly rent of £800 increasing in July 2024 to £900

3.2 Rent lawfully due has not been paid by the Respondent to the Applicant

3.3 The Applicant is entitled to recover rent lawfully due

Reasons for Decision

4.1 Rent lawfully due is outstanding. The Applicant is entitled to recover rent lawfully due.

Decision

5.1 An Order for payment is granted in favour of the Applicant in the sum of £17,615.16

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.

H Macandrew

Legal Member/Chair

6th August 2026

Date