

**Decision with Statement of Reasons of the First-tier Tribunal for Scotland
(Housing and Property Chamber) under Section 16 of the Housing (Scotland)
Act 2014**

Chamber Ref: FTS/HPC/CV/26/2126

Re: Property at Flat 2, 34 Richmond Street, Aberdeen, AB25 2TR (“the Property”)

Parties:

**Mrs Ghazaleh Mahjubian, Mr Mahan Adib, 6 Countesswells Close, Aberdeen,
AB15 8LY (“the Applicants”)**

**Mr Craig Neall Smith, 70 Beachview Court, Aberdeen, AB24 1WB (“the
Respondent”)**

Tribunal Members:

Andrew Cowan (Legal Member)

Decision (in absence of the Respondent)

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that the sum of £1520.21 is lawfully due by the Respondent and granted an order for payment of that sum by the Respondent to the Applicants.

Background

1. By an application dated 11th May 2026 the Applicants sought an order for payment of £1520.21 from the Respondent in respect of rent arrears.
2. A Case Management Discussion (“CMD”) took place by teleconference on 18th August 2026.
3. The Applicants were represented on the conference call by Mrs Daisy McCallum from Winchester Letting Limited, the Applicants’ letting agents.
4. The Respondent did not join the CMD call. The Tribunal were satisfied that the Application, and details of the CMD, had been intimated upon the Respondent by Sheriff Officers on 17th July 2026. The Tribunal was satisfied that the Respondent had been given reasonable notice of the date, time and place of

the CMD and that the requirements of rule 24(1) of the First-Tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017 (“the Procedure Rules”) had been duly complied with. In the circumstances the Tribunal proceeded with the application in accordance with rule 29 of those Procedure Rules.

5. At the CMD the Tribunal was able to consider:

- a. The terms of the tenancy agreement between the parties. The tenancy agreement was a Private Residential Tenancy Agreement in relation to the Property. The tenancy between the parties had commenced 18th March 2024. The monthly rent due in terms of the tenancy agreement between the parties was £600.00 per month.
- b. A rent statement showing the sum of £1520.21 as due by the Respondent to the Applicants by way of rent arrears as of 10th October 2024.

Further Information:

6. Mrs McCallum explained to the Tribunal that the Respondent had taken a tenancy of the Property which had commenced on 18th March 2024. The Respondent had made an initial payment of rent in the sum of £295.89, on taking entry to the Property, together with a deposit of £600. The Respondent thereafter made no further payments towards the rent. The Tenancy was terminated on 29th July 2024. At that date of termination of the Tenancy the Respondent had accrued total rent arrears of £2048.21. The Applicant thereafter received the sum of £528.00 from the Respondent’s deposit (after deductions for other matters). The total arrears due by the Respondent (after deduction of the recovered deposit sum) is £1520.21.

Findings in fact, and in fact and law; reasons for decision

7. The Applicants let the Property to the Respondent in terms of a written tenancy agreement which commenced on 18th March 2024. The monthly rent due in terms of the tenancy agreement between the parties was £600.00 per month.
8. As at the date of this CMD, the Respondent had accrued arrears of rent under the terms of the tenancy agreement between the parties in the sum of £1520.21.
9. As at the date of this CMD that sum of £1520.21 remains due and owing by the Respondent to the Applicants in respect of arrears of rent incurred by the Respondent during the term of the tenancy.

Decision

Under rule 17(4) of the Procedure Rules the First-Tier Tribunal may do anything at a case management discussion which it may do at a hearing, including making a decision.

The Tribunal accordingly granted an order for payment by the Respondent to the Applicants in the sum of £1520.21.

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.

Andrew Cowan

18th August 2026

Legal Member/Chair

Date