

Housing and Property Chamber
First-tier Tribunal for Scotland



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/25/4783

Re: Property at 29 TL Morgan Street, Dundee, DD4 6QB (“the Property”)

Parties:

Ms Christine McCallister, Thirstona, West Thirston, Morpeth, NE65 9EF (“the Applicant”)

Mr Ali Raza, 113 Broughty Ferry Road, Dundee, DD4 6JZ (“the Respondent”)

Tribunal Members:

Richard Mill (Legal Member)

Decision (in absence of the Respondent)

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that a payment order be granted against the Respondent for payment to the Applicant the Sum of One Thousand Two Hundred and Ninety Six Pounds and Sixty Five Pence (£1,296.65)

Introduction

This is an application under rule 111 and section 71 of the Private Housing (Tenancies) (Scotland) Act 2016. Service of the proceedings was effected upon the respondent by Sheriff Officers on 1 April 202.

The CMD took place by teleconference on 6 August 2026 at 2pm. The applicant was represented by Mr Cameron Runicman of Rockford properties. The respondent failed to participate in the hearing.

Findings and Reasons

The applicant is Ms Christine McCallister who is the former landlord The respondent is Mr Ali Raza who is the former tenant. The parties entered into a private residential

tenancy which commenced on 28 May 2025. Throughout the duration of the tenancy the respondent fell into arrears of the contractual rental payments. He vacated the property on 30 October 2025.

An updated rent statement was produced for the CMD which disclose arrears due of £1,296.65 which takes into account return of the deposit of £850 to the applicant. The tribunal found this unchallenged documentary evidence credible and reliable and attached weight to it.

The applicant is entitled to recover arrears of rent under and in terms of the lease. The respondent has not opposed the application and has made no application for a time to pay direction.

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.

6 August 2026

Legal Member/Chair _____

Date _____