



Decision with Statement of Reasons of the First-tier Tribunal for Scotland (Housing and Property Chamber) under Section 71 (1) of the Private Housing (Tenancies) (Scotland) Act 2016 and Rule 111 of the First-tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017 (“The Regulations”).

Chamber Ref: FTS/HPC/CV/26/0365

Re: Property at 8 Station Park, Lower Largo, Fife, KY8 6DP (“the Property”)

Parties:

Mrs Louise Patrick, 7 Crusoe Gardens, Lower Largo, Fife, KY8 6HT (“the Applicant”)

Mr Brian Cairncross, 8 Station Park, Lower Largo, Fife, KY8 6DP (“the Respondent”)

Tribunal Members:

Martin McAllister (Legal Member) and Sara Hesp (Ordinary Member) (“the tribunal”)

Decision

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that an order of payment be made requiring the Respondent to pay the sum of TWO THOUSAND NINE HUNDRED AND SIXTY NINE POUNDS (£2969) to the Applicant.

Background

1. On 23 January 2026, the Applicant submitted an application to the First-tier Tribunal for Scotland seeking an order of payment.
2. On 13 February 2026, the application was accepted for determination by the Tribunal.
3. A case management discussion was held by audio conference on 7 August 2026.

The case management discussion

4. The Applicant and the Respondent participated in the case management discussion.
5. The Legal Member explained the purpose of a case management discussion.
6. Mrs Patrick said that the application was in respect of rent arrears which were £2969 when the application was submitted. She said that the level of rent arrears was now £3569.
7. Mrs Patrick said that she had not sought to amend the application to reflect the increased rent arrears and that she was seeking a payment order for £2969.
8. Mr Cairncross said that he accepted that there are rent arrears of £2969 and he did not dispute that the Applicant was due to be paid that sum.

9. Findings in Fact

- (i) The Applicant and the Respondent entered into a private residential tenancy agreement in respect of the Property on 9 March 2020.
- (ii) The tenancy commenced on 9 March 2020.
- (iii) The monthly rent due under the private residential tenancy is £495.
- (iv) The rent arrears due as at 23 January 2026 were £2969.

10. Documents before Tribunal

- (i) Private residential tenancy agreement dated 9 March 2020.
- (ii) Rent statement.

Applicant's Position

11. Mrs Patrick said that she considered that the tribunal had sufficient information to grant the payment order and that she had no other information which would assist it to do so.
12. Mr Cairncross said that he did not dispute that he owed the sum of £2969 in respect of unpaid rent. He said that he was offering no defence to the application.

Reasons for Decision

13. The tribunal saw no reason for determination of the application to be continued to a Hearing.
14. The rent statement showed the level of rent arrears and the Respondent accepted that the sum of £2969 was due by him to the Applicant.

Decision

15. The tribunal determined that the application be granted and that an order of payment be made in the sum of £2969.

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.

**Martin J. McAllister
Legal Member
7 July 2026**