



**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/25/2034

Re: Property at 55 Kemnay Gardens, Dundee, DD4 7TR (“the Property”)

Parties:

Mrs Linda Findlay, 23 Park Road, Dundee, DD3 8LA (“the Applicant”) and

**Miss Cheryl Strachan, whose present whereabouts are unknown (“the
Respondent”)**

Tribunal Member:

George Clark (Legal Member)

Decision (in absence of the Respondent)

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that the application should be decided without a Hearing and made an Order for Payment by the Respondent to the Applicant of the sum of £12,906.

1. By application, dated 6 May 2025, the Applicant sought an Order for Payment in respect of unpaid rent that had become lawfully due by the Respondent to the Applicant. The sum sought was £5,834.50.
2. The application was accompanied by a copy of a Private Residential Tenancy Agreement between the Parties commencing on 6 April 2024 at a rent of £825 per month, and a Rent Statement showing arrears at 6 May 2025 of £5,834.50.
3. At a Case Management Discussion on 19 December 2025, consideration of the case was adjourned to a later date to allow the Applicant to amend the application to reflect the final sum due in respect of rent at the date of eviction of the Respondent, the Tribunal having issued an Eviction Order on the same date.
4. On 13 February 2026, the Applicant provided a final rent statement showing arrears of £12,906 at 6 February 2026 and sought leave to amend the sum

sought in the application. On 24 February 2026, the Applicant confirmed that the Respondent had been evicted on 12 February 2026.

5. On 11 March 2026, the Tribunal advised the Applicant that a further Case Management Discussion scheduled for the following day would have to be postponed, as the letter to the Respondent intimating the date and time had been sent on 13 February 2026 and the Applicant had confirmed that the Respondent had been evicted on the previous day.
6. The Parties were advised of a new date for the continued Case Management Discussion. Intimation to the Respondent was by advertisement on the Tribunal's website between 16 June 2026 and 8 July 2026. The Respondent did not make any written representations to the Tribunal.

Case Management Discussion

7. The continued Case Management Discussion was held by means of a telephone conference call on the Morning of 8 July 2026. The Applicant was represented by Mr George Wanless of Front Row Lettings, Dundee. The Respondent was not present or represented.
8. The Applicant's representative told the Tribunal that the rent arrears remain at £12,906.

Reasons for Decision

9. Rule 17 of the First-tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017 provides that the Tribunal may do anything at a Case Management Discussion which it may do at a Hearing, including making a Decision. The Tribunal was satisfied that it had before it all the information and documentation it required to enable it to decide the application without a Hearing.
10. The Tribunal was satisfied that the sum sought in the application, as amended to £12,906, had become lawfully due by the Respondent to the Applicant.

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.

George Clark

Legal Member/Chair

8 July 2026
Date