



**Decision with Statement of Reasons of the First-tier Tribunal for Scotland
(Housing and Property Chamber) under Section 71 Private Housing Tenancies
(Scotland) Act 2016**

Chamber Ref: FTS/HPC/CV/25/3855

Re: Property at 71 Glendale Mews, Union Glen, Aberdeen, AB11 6FP (“the Property”)

Parties:

Mr Andrew Jessiman, 55 Cromwell Road, Aberdeen, AB15 4UE (“the Applicant”)

**Ms Peace Smart, Mr Uriel Odogwu, 13 Gladstone Street, Blackpool FY4 2AL
 (“the Respondent”)**

Tribunal Members:

Hilary Macandrew (Legal Member)

Decision (in absence of the Respondents)

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) issued an order for payment in the sum of Ten Thousand Three Hundred and Seventy Six Pounds and Four Pence (£10,376.04).

1) Background

- 1.1 The Applicant is seeking a Civil Order for payment in relation to unpaid rent and charges. A Tenancy Agreement, Bank Statements, E Mail and SMS correspondence were lodged with the application.
- 1.2 The tenancy started on 27 May 2024. The rent was £795 per month. The tenancy ended on 15 July 2026.

- 1.3 The application to the Tribunal was accepted for determination by the Tribunal on 26th November 2025.
- 1.4 The Case Management Discussion took place by tele conference on 18 May 2026. The Applicant took part. The Respondent did not take part. The Tribunal agreed to continue the case, at the request of the Applicant and noted that at least 2 weeks prior to the continued CMD, the Applicant will provide:-
- a) A request to amend the sum claimed to the sum owed by the Respondent at that date.
 - b) An updated rent statement which shows the rent due, the payments made and the running monthly total outstanding for the whole period of the arrears, and.
 - c) If the Respondents have vacated the property. Their new address or a request for service by advertisement if this is unknown.
- 1.6 The Applicant lodged the following documents in advance of the Continued CMD hearing:-
- a) A written request to amend the sum sought to £10,376.04;
 - b) Statement of Rent Arrears and Charges outstanding up to and including the date the Respondents vacated the property;
 - c) Vouching for the two charges, namely a Locksmith account and Sheriff Officers account;
 - d) Confirmation that the Respondents vacated on 15th July 2026 and that their new address is 13 Gladstone Street, Blackpool FY4 2AL

2) The Continued Case Management Discussion Hearing ('CCMD')

- 2.1 The CCMD took place by tele conference on 17 August 2026 at 10am. The Applicant took part. The Respondents did not take part.
- 2.2 The Applicant sought a Payment Order in the sum of £10,376.04. He confirmed that the rent and charges statement was accurate and explained that the

locksmith account and Sheriff Officer account were justified as the Respondents had retained a key to the property and that Sheriff Officers had to be instructed in implementation of an Eviction Order granted in separate proceedings (EV/26/0153)

3) The Decision and Reasons

- 3.1 The Tribunal made an order reflecting the total sum brought out in the Rent and Charges statement, namely £10,376.04.
- 3.2 The Tribunal amended the address of the Respondents to 13 Gladstone Street, Blackpool FY4 2AL
- 3.3 The Tribunal was satisfied from the submission made by the Applicant that the rent was lawfully due and that the charges vouched were reasonably incurred and justified

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.

Hilary MacAndrew

Legal Member/Chair

Date: 17th August 2026