



**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/26/1181

**Re: Property at Number 7 Kirkton of Echt Cottages, Echt, Aberdeenshire, AB32
7AB (“the Property”)**

Parties:

**The Dickinson Trust Limited as Trustee for the Dunnottar Trust, Dunecht Estates
Office, Dunecht, Westhill, AB32 7AW (“the Applicant”)**

**Miss Suzanne Robertson, Number 7 Kirkton of Echt Cottages, Echt,
Aberdeenshire, AB32 7AB (“the Respondent”)**

Tribunal Members:

Gabrielle Miller (Legal Member) and Ahsan Khan (Ordinary Member)

Decision (in absence of the Respondent)

**The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the
Tribunal”) determined that the order for payment is granted to the amount of
£11,210 (ELEVEN THOUSAND TWO HUNDRED AND TEN POUNDS).**

Background

1. This is an application in terms of Rule 70 of the First-tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017 (“the Rules”). The Applicant is seeking an order for payment of the sum of £8,200 in terms of s16 of the Housing (Scotland) Act 2014.
2. On 30th July 2026, all parties were written to with the date for the Case Management Discussion (“CMD”) on 10th September 2026 at 2pm by teleconferencing. The letter also requested all written representations be submitted by 20th August 2026.
3. On 5th August 2026, sheriff officers served the letter with notice of the CMD date and documentation upon the Respondent by letterbox service. This was evidenced by Certificate of Intimation dated 5th August 2026.

4. On 20th August 2026, the Applicant emailed the Housing and Property Chamber, requesting the amount sought be increased to £11,210.
5. The case was conjoined with case FTS/HPC/EV/26/1180.

The Case Management Discussion

6. A CMD was held on 10th September 2026. The Applicant was represented by Mr Alex Morrison and Ms Becky Ward from Dunchet Estates. The Respondent was not present and was not represented. The Tribunal proceeded in terms of Rule 29 of the Rules. The Respondent did not make any representations in advance of the CMD.
7. Mr Morrison said that when the application was lodged the arrears were £8,200. They have now increased to £11,210. The last payment was made on 17th January 2025. There have been no offers to pay the arrears or pay the ongoing rent charge.
8. The Tribunal asked if the Respondent was still in the Property. Mr Morrison said that they have made a number of attempts to see if the Respondent is still in the Property. They have visited on several occasions but there has been no answer each time. The curtains have remained closed each time they have visited. They did suspect that there was someone in the Property when they went but that they had chosen not to answer the door. Mr Morrison said that the neighbours have said that there are lights on in the evening. This has led to the belief that the Respondent is either there part-time or her daughter is there. Her daughter is believed to be in her late teens.
9. The Tribunal was satisfied that it was appropriate to grant an order for £11,210.

Findings and reason for decision

10. The parties entered into a Short Assured Tenancy on 5th May 2017 until 27th November 2017. An AT5 was signed by both parties on 2nd May 2017. The rent of £590 is due on the twenty-seventh day of each month.
11. The Respondent has persistently failed to pay her rent charge.
12. There have been no payments to the rent account since 17th January 2025. There have been no offers of payment to the arrears or the ongoing rent charge. The arrears are currently £11,210.
13. The Respondent has lodged no written representations with the Tribunal despite being offered the opportunity to do so. She did not attend the CMD to provide any information to the Tribunal to dispute the information provided by the Applicant nor to set out any reason why it would not be reasonable to grant the Order.
14. The Tribunal decided to exercise the power within Rule 17 of the First-tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017 and determined that a final order should be made at the CMD.

15. The Respondent has failed to make payment of the rent lawfully due in terms of the lease between the parties. The Tribunal decided that the Applicant was entitled to be granted the Order for payment of £11,210 against the Respondent.

Decision

16. The Applicant is entitled to an order of payment of £11,210. The Order was granted against the Respondent.

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.

Gabrielle Miller

22nd September 2026

Legal Member/Chair

Date