



**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**

Chamber Ref: FTS/HPC/CV/26/1602

Re: Property at 16 Charleston Road, Glamis, DD8 1RY (“the Property”)

Parties:

Ms Yvelynne Dick, 16A Bank Street, Arbroath, DD11 1RH (“the Applicant”)

**Mrs Heather Newhouse, 16 Charleston Road, Glamis, DD8 1RY (“the
Respondent”)**

Tribunal Members:

Maurice O’Carroll (Legal Member) and Mary Lyden (Ordinary Member)

Decision (in absence of the Respondent)

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

Background

1. The present case arises from unpaid rent due under a tenancy agreement between the parties as discussed in conjoined application decision under reference HPC/EV/26/1505. The application to the Tribunal dated 10 April 2026 seeks payment of the sum of £26,415.
2. The case called before the Tribunal at a Case Management Discussion (CMD) on 7 September 2026 held by telephone conference. It was attended by Mr Calvin Gordon of Messrs Thorntons solicitors on behalf of the applicant. The respondent did not attend on the call.
3. As discussed in the Note of the conjoined eviction proceedings, the Tribunal was satisfied that the Respondent had been provided with due notice of the proceedings and that it was entitled to proceed in the respondent’s absence.

Hearing

4. At the hearing, Mr Gordon confirmed the details of the application and the updated schedule which had been provided to the Tribunal and the respondent.
5. Mr Gordon also made an application for interest to be added to the sum of rent arrears sought at the rate of 8% per annum being the judicial rate of interest.

Findings in fact

6. The Tribunal was provided with the following documentation:
 - Form F application for payment and associated documents
 - The lease agreement between the parties
 - A request for payment dated 21 October 2025 when rent arrears amounted to £24,915
 - The updated schedule of rent outstanding lodged with the original application for payment.
7. The Tribunal finds that the details specified in the application and updated rent schedule to be accurate and that a valid claim for payment has been made.

Decision

9. Given the above findings in fact, and in the absence of any opposition to the application, the applicant is entitled to the amended sum applied for.
10. The Tribunal has discretion in the amount of interest it may apply to an award. In light of the lengthy period of non-payment and failure to respond to the warning letter dated 21 October 2025, the Tribunal agreed that the full judicial rate of interest should apply.
11. The Tribunal therefore makes an Order for payment by the Respondent to the Applicant in the sum of £26,415 with interest thereon at the rate of 8% per annum running from 7 September 2026. Said Order accompanies the present decision.

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.

Maurice O'Carroll

7 September 2026

Legal Member/Chair

Date