



Decision with Statement of Reasons of the First-tier Tribunal for Scotland (Housing and Property Chamber) in respect of an application under Section 71 of the Private Housing (Tenancies) (Scotland) Act 2016 (“the Act”) and Rule 111 of the Rules.

Chamber Ref: FTS/HPC/CV/25/3171

Re: Property at 24 Old Duloch Court, Dunfermline, Fife, KY11 8ZU (“the Property”)

Parties:

Kingdom Initiatives Limited, Saltire Centre, Pentland Drive, Glenrothes, KY6 2DA (“the Applicant”)

Miss Chelsi Bissett, 24 Old Duloch Court, Dunfermline, Fife, KY11 8ZU (“the Respondent”)

Tribunal Members:

Karen Moore (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 a payment order for the sum of TWO THOUSAND SEVEN HUNDRED AND SIXTEEN POUNDS AND NINETY SEVEN PENCE

(£2,716.97) Sterling be granted with interest thereon at the rate of Four per centum (4%) per annum from the date hereof until the debt is paid in full.

Background

1. By application dated 23 July 2025 ("the Application"), the Applicant's Agents applied to the Tribunal for an Order for payment of rent due and owing by the Respondent to the Applicant arising from a tenancy of the Property. The Application comprised the following: i) copy private residential tenancy agreement between the Parties and an entry date of 18 January 2023 at an initial rent of £481.62 per month; (ii) copy statement of rent due and owing amounting to £2,453.83 as at July 2025 and iii) copy pre-action requirement. The Application was conjoined with application FTS/HPC/EV/25/3166 between the same Parties seeking an Order for eviction.

First and Second Case Management Discussions (CMD).

2. Case Management Discussions were held on 23 January 2026 and 9 April 2026 both by telephone conference. At both CMDs, the Applicant was represented by the Applicant's Agents and the Respondent, Ms. Bisset, took part on her own behalf.
3. The outcome of the first CMD was that the Tribunal adjourned the CMD to allow Ms. Bisset to make enquiries with the DWP and advice agencies with a view to reducing her debt, with the Tribunal advising Ms. Bisset that she should keep in touch with the Applicant in respect of her progress.
4. The outcome of the second CMD was that the Tribunal, at the Applicant's request, adjourned the CMD to allow Ms. Bisset to enter into a payment plan with the Applicant.

First and Second Case Management Discussions (CMD).

5. The third CMD took place on 31 July 2026 at 10.00 by telephone. The Applicant was not present and was represented by Mrs. Mullen of the

Applicant's Agents. The Respondent was not present and was not represented.

6. Mrs. Mullen advised the Tribunal that Respondent, Ms. Bisset, had given notice to the Applicant to terminate the tenancy. With regard to the level of arrears, Mrs. Mullen advised that these now stood at £2,716.97. Mrs. Mullen stated that she sought a payment order for this sum and sought interest at 8% per annum in terms of Rule 40 of the Rules.

Findings in Fact

7. From the Application and the CMDs, the Tribunal made the following findings in fact: -
 - i) There is a private residential tenancy of the Property between the Parties;
 - ii) The Respondent is due and owing in unpaid rent to the extent of £2,716.97 at the date of the Third CMD;

Rule 17 (4) of the Rules

8. The Tribunal had regard to Rule 17(4) of the Rules which states that the Tribunal "*may do anything at a case management discussionincluding making a decision*". The Tribunal took the view that it had sufficient information to make a decision.

Decision and Reasons for Decision

9. The Tribunal, having found in fact, that the Respondent is due and owing the Applicant £2,716.97 in unpaid rent, granted an order for this sum. With regard to interest, the Tribunal accepted that prior notice had been given by the Applicant to the Respondent but considered that the rate of 8% per annum is excessive. In exercising its discretion, the Tribunal considered that the rate of 4% per annum is reasonable and so granted the order in that respect.

10. This decision is unanimous.

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.

Legal Member/Chair
Karen Moore

31 July 2026
Date