

**Housing and Property Chamber**  
First-tier Tribunal for Scotland

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**Decision of the First-tier Tribunal for Scotland (Housing and Property Chamber)  
under Section 71 (1) of the Private Housing (Tenancies) (Scotland) Act 2016 (“The  
Act”)**

**Chamber Ref: FTS/HPC/CV/26/0597**

**Re: Property at Flat 2/1 6 Viewfield Place, Perth, PH1 5AG (“the Property”)**

**Parties:**

**Mrs Janet Martin, 1 Ardchoille Gardens, Perth, PH2 7HR (“the Applicant”)**

**Mr Harry Bayne, Flat 2/1 6 Viewfield Place, Perth, PH1 5AG (“the Respondent”)**

**Tribunal Members:**

**Andrew McLaughlin (Legal Member) and Sandra Brydon (Ordinary Member)**

**Decision (in absence of the Respondent)**

**[1] The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the  
Tribunal”) made a Payment Order in favour of the Applicant against the Respondent  
in the sum of £4,364.20.**

**Background**

[2] The Applicant seeks a Payment Order in respect of rent arrears said to have been  
accrued by the Respondent under a tenancy between the parties.

[3] The Application is accompanied by a copy of the tenancy agreement and rent  
statements.

**Case Management Discussion**

[4] The Application called for a Case Management Discussion (CMD) by conference call  
at 2pm on 3 September 2026. The Applicant was present with her solicitor, Mr Ferrie.  
There was no appearance by or on behalf of the Respondent. The Respondent had

received intimation of the Application and information about how to join the conference call by Sheriff Officers. The Tribunal therefore decided to proceed in the absence of the Respondent.

[5] Having heard from the Applicant's representative and considered the whole facts and circumstances of the case, the Tribunal made the following findings in fact.

### **Findings in fact**

- 1) *The Parties entered into a tenancy agreement in terms of which the Applicant let the Property to the Respondent;*
- 2) *The tenant has accrued rent arrears of £4,364.20 and these sums are resting owed to the Applicant by the Respondent.*

### **Decision**

[6] Having made the above findings in fact, the Tribunal granted the Application and made a Payment Order in favour of the Applicant against the Respondent in the sum of £4,364.20.

### **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.**

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**Legal Member/Chair**

Andrew McLaughlin

**3 September 2026**

**Date**