Housing and Property Chamber
First-tier Tribunal for Scotland

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

Chamber Ref: FTS/HPC/CV/26/2469

Re: Property at 6/11 Burdock Road, Edinburgh, EH30 9AT ("the Property")

Parties:

Home Group Limited, 2 Gosforth Park Way, Gosforth Business Park, Newcastle Upon Tyne, NW12 8ET ("the Applicant")

Ms Christina Melbourne, 6/11 Burdock Road, Edinburgh, EH30 9AT ("the Respondent")

Tribunal Members:

Craig Chisholm (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 an order should be granted for payment in the Sum of Five Thousand Nine Hundred and Ninety-Nine Pounds and Forty-Five Pence (£5,999.45) Sterling against the Respondent in favour of the Applicant.

Background

1. By application dated 1 June 2026, the Applicant sought an order in terms of rule 111 of the First-tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017 ("the Procedure Rules").

2. On 17 June 2026 the application was accepted by the Tribunal and referred for determination by the Tribunal.

3. A Case Management Discussion (CMD) was set to take place on 23 October 2026, and appropriate intimation of that hearing was given to all parties.

The Case Management Discussion

4. The CMD took place on 23 October 2026 *via* telephone conference call. The Applicant was represented by Ms Callaghan, Messrs TC Young Solicitors. The Respondent was not personally present or represented.

5. The Tribunal explained the purpose of the CMD and the powers available to the Tribunal to determine matters.

6. The Tribunal asked various questions of the Applicant's representative regarding the application.

7. The Applicant's representative confirmed the Applicant wished for the order for payment to be made.

Findings in Fact

8. The Applicant is not the registered owner of the Property. The registered owner of the Property is Home In Scotland Limited, a subsidiary of the Applicant, Home Group Limited. The Applicant's agent explained that there is a head lease between the two entities, giving the Applicant the necessary title and interest to raise these proceedings.

9. The Applicant and the Respondent are respectively the landlord and tenant under a Private Residential Tenancy Agreement in terms of the 2016 Act for the Property, commencing on 5 August 2019.

10. The initial agreed monthly rental was £690.10 per month. Rent was increased every August and as of August 2026 was £915.10 per month.

11. Arrears have accrued since around August 2025 and at the date of the lodging of the application arrears amounted to £4,183.43. The amount of arrears at the date of the CMD was £5,999.45.

12. Appropriate accounting had been provided in respect of the outstanding rent as at the date of the application to the Tribunal.

Reason for Decision

13. The Tribunal accepted the unchallenged evidence of the Applicant representatives regarding the sums outstanding.

14. The Tribunal exercised the power within rule 17 of the Procedure Rules and determined that a final order should be made at the CMD.

Decision

15. The order for payment of the sum of £5,999.45 is granted.

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.

Craig Chisholm

23/10/26

Legal Member/Chair **Date**