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/26/2327

Re: Property at 18E Ballantine Place, 2/2, Perth, PH1 5RS ("the Property")

Parties:

WMB Properties Ltd, Murrayacre, Glencarse, Perth, PH2 7NJ ("the Applicant")

Mr Slawomir Jedrzejowski (SBA), Miss Jowita Kosmala (SBA), with their current whereabouts unknown ("the Respondent")

Tribunal Members:

Craig Chisholm (Legal Member)

Decision (in absence of the Respondent)

The First-tier Tribunal for Scotland (Housing and Property Chamber) ("the Tribunal") determined that order should be granted for payment in the Sum of Sum of Four Thousand Four Hundred and Ninety-Three Pounds and Fifteen Pence (£4,493.15) Sterling against the Respondent(s) in favour of the Applicant.

Background

1. By application dated 22 May 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 10 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 30 October 2026, and appropriate intimation of that hearing was given to all parties. The

current whereabouts of the Respondent(s) was not known so service by advertisement had been effected.

The Case Management Discussion

4. The CMD took place on 30 October 2026 *via* telephone conference call. The Applicant was represented by Ms Coleman, Messrs Struan Baptie Property Management Ltd. The Respondent(s) were 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 the registered owner of the Property.

9. The Applicant and the Respondent were respectively the landlord and tenant under a Private Residential Tenancy Agreement in terms of the 2016 Act for the Property, commencing on 2 November 2020, which ceased on 31 March 2025.

10. The initial agreed monthly rental was £500 per month.

11. Arrears have accrued since around March 2024 until the Tenancy Agreement ceased on 31 March 2025 and at the date of the lodging of the application arrears amounted to £4,493.15. The amount of arrears at the date of the CMD was £4,493.15.

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 £4,493.15 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

Legal Member/Chair **Date: 30/10/2026**