



**Decision with Statement of Reasons of the First-tier Tribunal for Scotland
(Housing and Property Chamber) under Section 16 of the Housing (Scotland)
Act 2014**

Chamber Ref: FTS/HPC/CV/19/0052

**Re: Property at Flat 1, Mumrills Farmhouse, Laurieston, Falkirk, FK2 9QR (“the
Property”)**

Parties:

**Callendar Estate Office, Estate Office, Slammanan Rd, Falkirk, FK1 5LX (“the
Applicant”)**

**Mr Christopher Marshall, 111 Dochart Place, Falkirk, FK1 2QY (“the
Respondent”)**

Tribunal Members:

John McHugh (Legal Member)

Decision (in absence of the Respondent)

**The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the
Tribunal”) determined that an order for payment by the Respondent to the
Applicant of the sum of £2919.76 should be made.**

Background

The Respondent was the tenant and the Applicant the landlord in terms of a short assured tenancy of the property dated 30 March 2016. The Respondent left the Property without giving notice on or around the end of October 2018.

The Case Management Discussion

A Case Management Discussion took place at Wallace House, Stirling on 25 April 2019 at which the Respondent was represented by Fiona Thomson. The Respondent did not appear and was not represented.

There had been an earlier Case Management Discussion on 28 March 2019 at which again only the Applicant had been represented. That Case Management

Discussion had been continued to allow vouching of outlays to be produced to the Tribunal. Such vouching was provided at the Case Management Discussion on 25 April.

Findings in Fact

The Respondent was the tenant and the Applicant the landlord in terms of a short assured tenancy of the Property dated 30 March 2016.

The Respondent left the Property without giving notice on or around the end of October 2018.

Unpaid rent of £320 per month had accrued for the period April to September 2018.

The Applicant had settled suppliers' energy bills in respect of the Respondent's use of energy totalling £679.76 and these remain unpaid by the Respondent.

Extensive cleaning was required at termination of the tenancy because of the Respondent's failure to meet his tenancy agreement obligations in relation to cleaning of the Property. The Applicant expended the sum of £620 in this regard.

The Applicant has recovered a deposit of £300 from an approved deposit scheme.

Reasons for Decision

Unpaid rent has accrued in the sum of £1920.

The Applicant has paid the Respondent's energy costs of £679.76 which the Respondent has failed to reimburse to it.

At the termination of the tenancy the Applicant incurred the sum of £620 on cleaning.

Supporting invoices in respect of the energy bills and the cleaning were provided in the form of invoices from Scottish Power, Brogan Fuels and Cleaning Response Team Ltd.

The Applicant has recovered a tenancy deposit of £300 which requires to be deducted from the sums owed.

Decision

The Respondent is ordered to pay to the Applicant the sum of £2919.76.

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.

John McHugh

Legal Member/Chair

25 Apr 2019

Date