

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(1) of the Private Housing (Tenancies) (Scotland) Act 2014

Chamber Ref: FTS/HPC/CV/20/0900

Re: Property at 431 Great Northern Road, Aberdeen, AB24 2EU (“the Property”)

Parties:

D and D Properties, 431 Great Northern Road, Aberdeen, AB24 2EU (“the Applicant”),

Ms Rona Lawrie, 61 Desswood Place, Aberdeen, AB15 4DP (“the Applicant’s Representative) and

Mr Jordan Walker, 91 Commercial Gardens, Ellon, AB1 9GS (“the Respondent”)

Tribunal Member:

G McWilliams- Legal Member

Decision in absence of the Respondent

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined as follows:

Background

1. This is an Application for a payment order contained in documents received between 12th March 2020 and 18th August 2020, in terms of Rule 111 (Application for civil proceedings in relation to a private residential tenancy) of The First-tier Tribunal for Scotland Housing and Property Chamber Rules of Procedure (“the 2017 Rules”).

2. In the Application, the Applicant sought payment of rent arrears, of £900.00, and in respect of the cost of replacement of wardrobe doors, of £340.00, total £1240.00, from the Respondent. The Applicant provided copies of the parties' Private Residential Tenancy Agreement ("PRT"), a Rent Arrears Statement and a quote from N. Thomas, Joiner, dated 19th March 2020, in the sum of £340.00, in respect of replacement of wardrobe doors.
3. The PRT had been correctly and validly prepared in terms of the provisions of The Private Housing (Tenancies) Act 2016 and the procedures set out in that Act had been correctly followed and applied.
4. The Respondent had been validly served by Sheriff Officers with the Notification, Application papers and Guidance Notes from the Tribunal on 18th September 2020, and the Tribunal was provided with the Certificate of Service.

Case Management Discussion

5. A Case Management Discussion ("CMD") proceeded remotely by telephone conference call at 2pm on 15th October 2020. The Applicant's Mr D. Dadon and their Representative Ms Rona Lawrie attended. The Respondent did not attend and was not represented. Ms Lawrie stated that the outstanding rent due at the date of the Application and the date of the CMD was in the sum of £900.00 and sought that the Respondent be ordered to pay this amount. Ms Lawrie submitted that the Respondent had damaged the existing wardrobe doors in the Property by punching a hole in them. She relied on the quote from N. Thomas and also sought that the Respondent be ordered to pay for the cost of replacing the wardrobe doors, of £340.00. She submitted that as the Respondent had been effectively served with all papers in respect of the Application for an order for payment, and had not lodged any representations with the Tribunal, nor attended at the CMD, the payment order sought in the Application, in the total sum of £1240.00, should be granted.

Statement of Reasons for Decision

1. Section 71 of The Private Housing (Tenancies) Act 2016 provides as follows:

- (1) In relation to civil proceedings arising from a private residential tenancy-
 - (a) the First-tier Tribunal has whatever competence and jurisdiction a sheriff would have but for paragraph (b),
 - (b) a sheriff does not have competence or jurisdiction.
- (2) For the purposes of subsection (1), civil proceedings are any proceedings other than-
 - (a) the prosecution of a criminal offence,
 - (b) any proceedings related to such a prosecution.

2. Accordingly, the Tribunal has jurisdiction in relation to claims by landlords (such as the Applicant) for payment of unpaid rent against a tenant (such as the Respondent) in respect of a PRT such as this.
3. The Respondent had been validly served with the Application papers, and notified of the CMD, but had not lodged representations with the Tribunal, or attended the CMD to provide evidence, and/or make any submission, opposing the order sought. The Tribunal considered the terms of the PRT, the copy Rent Arrears Statement provided and the quote from N Thomas dated 19th March 2020 as well as the submission made by Ms Lawrie. The Tribunal was satisfied that there was an outstanding balance of rent arrears of £900.00 due. The Respondent had not engaged in these proceedings to contradict the Applicant's claim in respect of the damage to, and cost of replacing, the wardrobe doors. The Tribunal was also satisfied that the replacement cost claimed, of £340.00, was reasonable and recoverable.

Decision

4. Accordingly, the Tribunal made an order for payment of the sum of £1240.00.

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.

Gerald McWilliams

15th October 2020

Legal Member

Date