



**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/20/1351**

**Re: Property at 70/1 Salamander Street, Edinburgh, EH6 7JY (“the Property”)**

**Parties:**

**Leith Links NHT 2011 LLP, 19 West Tollcross, Edinburgh, EH3 9QN (“the Applicant”)**

**Mr Raymond Young, 70/1 Salamander Street, Edinburgh, EH6 7JY (“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 the Respondent should be ordered to pay to the Applicant the sum of £4073.50.**

**Background**

The Applicant is the landlord and the Respondent is the tenant under a short assured tenancy agreement in respect of the Property dated 7 September 2015. The Applicant seeks an award in respect of sums due under the agreement.

**The Case Management Discussion**

A Case Management Discussion took place by telephone conference on 17 February 2021. The Applicant was represented by Nicola Caldwell. The Respondent was neither present nor represented.

Ms Caldwell confirmed that the Applicant wished to amend the sum claimed to £4073.50. She advised that the Applicant had intimated its intention to amend to the Respondent by letter dated 21 January 2021.

She further advised that her understanding was that the Applicant and Respondent had reached an informal agreement between themselves in relation to the Respondent making payment of the arrears by instalments but that the Applicants wished to have an Order in their favour for the full amount in case the informal arrangement should not be complied with.

### **Findings in Fact**

The Applicant is the landlord and the Respondent is the tenant under a short assured tenancy agreement in respect of the Property dated 7 September 2015.

The tenancy agreement provides that the Applicant will provide and the Respondent must pay for gas supplied to the Property.

From the beginning of the tenancy until 8 January 2021 the Respondent has built up arrears in respect of overdue gas payments of £4073.50.

The sum of £4073.50 is due and resting owing by the Respondent to the Applicant.

### **Reasons for Decision**

The Applicant has produced a statement dated 8 January 2021 showing the amount of gas supplied and the payments outstanding by the Respondent.

On 21 January 2021 the Applicant intimated to the Respondent its intention to amend the sum originally claimed in the Application to £4073.50 to reflect the increase in arrears demonstrated by the statement dated 8 January 2021. The Tribunal was content to grant the amendment.

The Tribunal knows of no reason why the order for payment sought by the Applicant should not be granted.

### **Decision**

The Respondent will be ordered to pay the sum of £4073.50 to the Applicant.

### **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.



Legal Member/Chair

17 February 2021  
Date