



**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/19/0715

**Re: Property at 69 Dunfermline Road, Crossgates, Fife, KY4 8AR (“the
Property”)**

Parties:

**Mrs Jacqueline Diane Welsh, 45 Green Acres, Kingseat, Fife, KY12 0RW (“the
Applicant”)**

**Miss Eunice Barr, 69 Dunfermline Road, Crossgates, Fife, KY4 8AR (“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 £1997.**

Background

The Applicant is the landlord and the Respondent is the tenant in terms of a lease of the Property dated 1 September 2015. The Applicant complains that rent payments are overdue in the sum of £1997.

The Case Management Discussion

A Case Management Discussion (“CMD”) took place on 1 May 2019 at the Vine Centre, Dunfermline. The Applicant was present and assisted by her daughter. The Respondent was neither present nor represented. The Applicant advised that she had been concerned about the Respondent’s mental health and had made various efforts to assist her including involving Social Services who were to put the Respondent in touch with an advocacy organisation to assist her in this process.

Findings in Fact

The parties entered into a short assured tenancy of the Property dated 1 September 2015.

Rent was payable by the Respondent to the Applicant at the rate of £400 per month.

The Respondent has failed to pay the rent due on 1 October, 1 November, 1 December 2018 and 1 January and 1 February 2019.

Allowing for a credit from an earlier overpayment, the sum of £1997 is outstanding by the Respondent.

Reasons for Decision

The Applicant has produced a schedule showing the failure to pay the rent due during the period 1 October 2018 to 1 February 2019. The Respondent has not taken any steps to dispute the position and has offered no contrary evidence.

Decision

The Respondent should be ordered to pay to the Applicant the sum of £1997.

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

1 May 2019

Date