



**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/20/0809

Re: Property at 6 Jubilee Buildings, Tayport, Fife, DD6 9BA (“the Property”)

Parties:

Mr David Bayne, Mrs Mary Bayne, 5 Castle Street, Tayport, Fife, DD6 9AE (“the Applicants”)

Mrs Valerie Lindsay, 6 Brington Place, Dundee, DD4 7QF (“the Respondent”)

Tribunal Members:

Neil Kinnear (Legal Member)

Decision (in absence of the Respondent)

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

Background

This is an application for a payment order dated 4th March 2020 and brought in terms of Rule 70 (Application for civil proceedings in relation to an assured tenancy under the 1988 Act) of *The First-tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017* as amended.

The Applicants seek payment of arrears in rental payments of £1,200.00 in relation to the Property from the Respondent, and provided with their application copies of a short assured tenancy agreement, a rent arrears statement, and an e-mail from the Respondent giving notice.

The short assured tenancy agreement had been correctly and validly prepared in terms of the provisions of the *Housing (Scotland) Act 1988*, and the procedures set out in that Act had been correctly followed and applied.

The Respondent had been validly served by sheriff officers with the notification, application, papers and guidance notes from the Tribunal on 27th July 2020, and the Tribunal was provided with the execution of service.

Case Management Discussion

A Case Management Discussion was held at 14.00 on 19th August 2020 by Tele-Conference. The Applicants did not participate, but were represented by Mr Wilkie, letting agent. The Respondent did not participate, nor was she represented. The Respondent has not responded to this application at any stage either in writing or by any other form of communication.

The Tribunal was satisfied that the requirements of giving notice had been duly complied with, and proceeded with the application in terms of Rules 17 and 29 of *The First-tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017* as amended.

The Tribunal was invited by Mr Wilkie with reference to the application and papers to grant an order for payment of the sum of £1,200.00. Rent of £600.00 is payable monthly in advance in terms of clause 3 of the lease agreement.

Clause 2 of the lease agreement provides that to terminate the tenancy, the tenant must give one clear month's written notice to the landlord in advance of the *ish* date of the lease, which is defined as the 7th day of each month.

The Respondent gave notice to terminate the tenancy on 21st August 2019, and accordingly the lease ended on 7th October 2019. The Respondent paid no rent for the period 7th August to 7th October 2019.

Statement of Reasons

Section 16 of the *Housing (Scotland) Act 2014* provides as follows:

“16. Regulated and assured tenancies etc.

(1) The functions and jurisdiction of the sheriff in relation to actions arising from the following tenancies and occupancy agreements are transferred to the First-tier Tribunal -

(a) a regulated tenancy (within the meaning of section 8 of the Rent (Scotland) Act 1984 (c.58)),

(b) a Part VII contract (within the meaning of section 63 of that Act),

(c) an assured tenancy (within the meaning of section 12 of the Housing (Scotland) Act 1988 (c.43)).

(2) But that does not include any function or jurisdiction relating to the prosecution of, or the imposition of a penalty for, a criminal offence.

(3) Part 1 of schedule 1 makes minor and consequential amendments.”

Accordingly, the Tribunal has jurisdiction in relation to claims by a landlord (such as the Applicants) for payment of unpaid rental against a tenant (such as the Respondent) under a short assured tenancy such as this.

The Tribunal considered the terms of the short assured tenancy agreement, the rent arrears statement, and Mr Wilkie's submissions, and was satisfied that this disclosed an outstanding balance due by the Respondent to the Applicants in respect of rent arrears of £1,200.00.

Accordingly, the Tribunal shall make an order for payment of the sum sought.

Decision

In these circumstances, the Tribunal will make an order for payment by the Respondent to the Applicants of the sum of £1,200.00.

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.

Neil Kinnear

19th August 2020

Legal Member/Chair

Date