



**Decision with Statement of Reasons of the First-tier Tribunal for Scotland (Housing and Property Chamber) under Section 71 of the Private Housing (Tenancies) (Scotland) Act 2016**

**Chamber Ref: FTS/HPC/CV/22/0085**

**Re: Property at 19 Moredunvale View, Edinburgh, EH17 7JS (“the Property”)**

**Parties:**

**Mr Asif Bashir, 21 Ashgrove Gardens, Loanhead, Midlothian, EH20 9GA (“the Applicant”)**

**Miss Lisa Elliot, 66/3 Captains Drive, Edinburgh, EH16 9QG (“the Respondent”)**

**Tribunal Members:**

**Nairn Young (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 an order for payment of rent arrears alleged to be owed by the Respondent to the Applicant in terms of her private residential tenancy of the Property. It called for a case management discussion (‘CMD’) at 11:30am on 4 May 2022, by teleconference. The Applicant phoned in to the conference in person. The Respondent did not phone in and was not represented. The commencement of the CMD was delayed by 10 minutes to allow for any technical difficulty she may have been experiencing, but she did not get in touch.

Notice of the CMD had been given to the Respondent on 15 March 2022 by sheriff officers. The Tribunal was satisfied that the Respondent was aware of the CMD and

had chosen not to attend. It therefore considered it was fair to proceed in her absence.

- Findings in Fact

1. The Respondent lets the Property from the Applicant in terms of a private residential tenancy agreement with a start date of 1 July 2018.
2. In terms of that agreement, rent of £800 was payable on last day of each month.
3. Between 31 July 2019 and 30 June 2021 (both dates inclusive), rent totalling £19,200 fell due.
4. Between 31 July 2019 and 30 June 2021 (both dates inclusive), payments totalling £11,457.88 were made by the Respondent.
5. The Respondent therefore owes the Applicant £7,744.22 in unpaid rent for the period 31 July 2019 and 30 June 2021 (both dates inclusive).

- Reasons for Decision

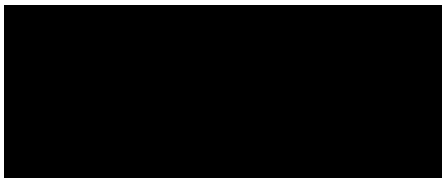
6. The sum sought is owed by the respondent to the Applicant and an order for payment of that amount should therefore be made.

- Decision

**Order made for payment by the Respondent to the Applicant of the sum of £7,744.22 (SEVEN THOUSAND, SEVEN HUNDRED AND FORTY-FOUR POUNDS AND TWENTY-TWO PENCE STERLING).**

## 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.



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Legal Member/Chair

04 May 2022  
Date