



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 2016

Chamber Ref: FTS/HPC/CV/22/2184

Re: Property at 5 Springfield Place, Aberdeen, AB15 7SF (“the Property”)

Parties:

Mr Pruthvi Gowda, 97 Laleham Road, Staines Upon Thames, Surrey, TW18 2EB (“the Applicant”)

Mrs Uliana Petrenko, Mr Pawel Czarnecki, 66 Balgownie Court, Aberdeen, AB24 1XF; 66 Balgownie Court, Aberdeen, AB24 1XF (“the Respondents”)

Tribunal Members:

Graham Harding (Legal Member)

Decision (in absence of the Respondents)

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that the Applicant was entitled to an order for payment by the Respondents to the applicant in the sum of £3450.00.

1. By application dated 3 July 2022 the Applicant applied to the Tribunal for an order for payment in respect of alleged rent arrears arising from the Respondent’s tenancy of the property. The Applicant submitted a copy of the tenancy agreement together with a bank statement and emails and messages from the Respondents in support of the application.
2. Following further correspondence between the Applicant and the Tribunal administration the sum claimed was reduced from £4600.00 to £3450.
3. By Notice of Acceptance dated 28 November 2022 a legal member of the Tribunal with delegated powers accepted the application and a Case Management Discussion (“CMD”) was assigned.

4. Intimation of the CMD was served on the Respondent by Sheriff Officers on 12 January 2023.

The Case Management Discussion

5. A CMD was held by teleconference on 24 February 2023. The Applicant attended in person. The Respondents did not attend nor were they represented. The Tribunal being satisfied that proper intimation had been given to the Respondents determined to proceed in their absence.
6. The Applicant advised the Tribunal that the rent arrears currently amounted to £3450.00 and asked the Tribunal to grant an order for payment in that amount.

Reasons for Decision

7. There being no written representations from the Respondents or attendance at the CMD the Tribunal was satisfied from the written representations and documents submitted by the Applicant together with his oral submissions that the Applicant was entitled to an order for payment by the Respondent in the sum of £3450.00.

Decision

8. The Tribunal finds the Applicant entitled to an order for payment by the Respondents to the Applicant in the sum of £3450.00

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.

G Harding

**Graham Harding
Legal Member/Chair**

**24 February 2023
Date**

