



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/20/1883

Re: Property at 24TR Park Avenue, Dundee, DD4 6LU (“the Property”)

Parties:

Miss Sharon Hutchison, 68 Humber Street, Hilton, Derbyshire, DE65 5NW (“the Applicant”)

Mr Liam Chaplin, 24TR Park Avenue, Dundee, DD4 6LU (“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 a private residential tenancy agreement at the Property. It called for a case management discussion (‘CMD’) at 2pm on 21 October 2020 by teleconference. The Applicant was represented on the call by Ms Young of Rockford Properties. The Respondent did not call in to the conference and was not represented. The commencement of the CMD was delayed until 2:10pm to allow for any technical difficulties, but the Respondent still did not make contact.

- Findings in Fact

1. The Applicant lets the Property to the Respondent in terms of a private residential tenancy agreement with a start date of 2 September 2019.
2. In terms of that agreement, rent of £500 is to be paid on the second day of each month.

3. On that basis, by the date of the CMD, the Respondent should have paid £7000 in rent.
4. By the date of the CMD, the Respondent had only made payments towards rent totalling £3,800.
5. The sum sought in the application is £3,200.

- Reasons for Decision

6. The Respondent owes the Applicant the sum sought in the application 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 £3,200 (THREE THOUSAND, TWO HUNDRED POUNDS 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.

Nairn Young

Legal Member/Chair

21 October 2020_____

Date