



**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/21/0170

Re: Property at 54 Pilton Avenue, Edinburgh, EH5 2HS (“the Property”)

Parties:

**MacTaggart & Mickel Homes Limited, c/o DJ Alexander Lettings Ltd, 1 Wemyss
Place, Edinburgh, EH3 6DH (“the Applicant”)**

Mr Douglas Wood, 54 Pilton Avenue, Edinburgh, EH5 2HS (“the Respondent”)

Tribunal Members:

Mark Thorley (Legal Member)

**The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the
Tribunal”) determined that an order for payment by the Respondent to the
Applicant of the sum of £6060 (Six Thousand and Sixty Pounds) be made.**

Background

1. An application was made to the First-tier Tribunal for Scotland (Housing and Property Chamber) under Rule 70 of The First-tier Tribunal for Scotland (Housing and Property Chamber) (Procedure) Regulations 2017 (“the 2017 Rules”) seeking an order for payment of the sum of £6,060 to the applicant in relation to rent arrears due by the respondent.

2. Alongside the application were the following documents lodged:-

- (i) Tenancy Agreement
- (ii) Arrears Statement
- (iii) Rent increase letter
- (iv) Landlord letter of authority

3. The application was served on the respondent by sheriff officers. Personal service was effected on 8 February 2021.
4. No written responses were received from the respondent.

Discussion

On the teleconference Ms Greeney from DJ Alexander Lettings Ltd attended on behalf of the applicant. The respondent was also present.

Ms Greeney confirmed that subsequent to the application being lodged that no rent had been paid by the respondent. The respondent accepted that he had not paid rent and that the amount of £6,060 was outstanding. He did not oppose the granting of the order.

Findings in Fact

1. A Tenancy Agreement was entered into between the parties dated 1 February 2012 for the property at 54 Pilton Avenue, Edinburgh EH5 2HS. The commencement date of the tenancy was 1 February 2012.
2. By letter dated 29 October 2019 rent was increased to the sum of £620 per calendar month with effect from 1 February 2020.
3. Rent outstanding as at 1 January 2021 was £6,060.

Reasons for decision

The respondent accepted that he was due rent of £6,060. The paperwork was otherwise in order. Ms Greeney spoke to the amount due.

Accordingly on the basis that the rent was accepted as being due by the respondent an order was made.

Decision

An order is granted against the respondent for payment to the applicant of the sum of £6,060.

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.

M Thorley

Legal Member: Mark Thorley

Date: 10 March 2021