



**Decision with Statement of Reasons of the First-tier Tribunal for Scotland
(Housing and Property Chamber) under Section 71(1) of the Housing
(Scotland) Act 1988**

Chamber Ref: FTS/HPC/CV/18/2211

**Re: Property at 14 Gateside Avenue, Haddington, East Lothian, EH41 3SD (“the
Property”)**

Parties:

**Mrs Charlotte Brown, Houston Mill, East Linton, East Lothian, EH40 3DG (“the
Applicant”)**

**Miss Julie Callachan, 8 Hatton Gardens, Glenrothes, KY7 4SD (“the
Respondent”)**

Tribunal Members:

Kay Springham QC (Legal Member)

Decision (in absence of the Respondent)

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

**The Applicant is the landlord of 14 Gateside Avenue, Haddington, East
Lothian, EH41 3SD (the property). She has applied for an order for payment of
unpaid rent.**

**At the Case Management Discussion on 31st October 2018, the Applicant
appeared. The Respondent did not appear.**

**The Applicant explained that the Respondent had moved out of the property
on 30th June 2018. She had told the Applicant she would be leaving on that
date. She did not give two months’ notice as is required under the Tenancy
Agreement. The Applicant was, however, prepared to accept that 30th June
2018 was the end date so far as the Respondent’s obligations under the
Tenancy Agreement were concerned. She had calculated the rent payable up
until 30th June 2018. The amount unpaid was £1,250.**

The Applicant explained that she had attempted to resolve this matter with the Respondent. The Respondent had stopped replying to the Applicant's phone calls and messages. She had had no recent communication from the Respondent.

I was satisfied that there was unpaid rent in the amount of £1,250. The Applicant indicated that she was prepared to accept repayment over a 6 month period, that is at the rate of £208.33 per month. Since the Respondent did not attend the Case Management Discussion, and had not submitted any representations, I was satisfied that an order to that effect should be made.

The terms of the order issued by the Tribunal will therefore be that the first instalment (of £208.33) will be payable within 14 days of the date that the Tribunal's order is issued.

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.

Kay Springham

Legal Member

Date 31st October 2018