



**Decision with Statement of Reasons of the First-tier Tribunal for Scotland
(Housing and Property Chamber) under Section 16 of the Housing (Scotland)
2016 (Act)**

Chamber Ref: FTS/HPC/CV/19/1421

**Re: Property at 115 South Anderson Drive, Aberdeen, AB10 7PL (“the
Property”)**

Parties:

Mr Fraser Roger, 93 Western Road, Aberdeen, AB24 4LU (“the Applicant”)

**Mr Ismet Soran, Mr Hasan Tunc, 483a Great Western Road, Aberdeen;
UNKNOWN, UNKNOWN (“the Respondent”)**

Tribunal Members:

Alan Strain (Legal Member)

Decision (in absence of the Respondent)

**The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the
Tribunal”) determined that the order for payment be granted in the sum of
£693.**

Background

This is an application for payment in respect of rent arrears and damages to the
Property under section 16 of the Act and Rule 70 of the Tribunal Procedure Rules.

The Tribunal had regard to the following documents:

1. Application received 9 May 2019;
2. Tenancy Agreement dated 17 October 2017;
3. Ingo Inventory dated 16 October 2017;
4. Outgo Report dated 19 June 2018;
5. Certificate of Service by advertisement dated 7 August 2019.

Case Management Discussion (CMD)

The case called for a CMD on 7 August 2019. The Applicant was not present but was represented. The Respondent was not present or represented.

The Tribunal was satisfied that service of the CMD Notification had been made on the Respondent by virtue of the Certificate of Service by Advertisement. The Respondent knew that the Tribunal could determine the matter in absence if satisfied that it had sufficient information to do so and the procedure was fair.

The Tribunal considered the documentation and made the following findings in fact:

1. The Parties entered in to a tenancy agreement for the Property on 17 October 2017;
2. The monthly rent was £900;
3. At the end of the tenancy there were rent arrears in the sum of £900;
4. At the end of the tenancy there were £693 worth of repairs to the Property for which the Respondent was responsible;
5. The Applicant had received the deposit of £900 towards the sums outstanding.

The Tribunal considered that it had sufficient information to determine the matter and that it was fair to do so. The Tribunal decided that the Respondent be ordered to pay the sum of £693 to the Applicant.

The Tribunal granted the order for payment in the sum of £693.

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.

Alan Strain

Legal Member/Chair

7 August 2019

Date