



**Decision with Statement of Reasons of the First-tier Tribunal for Scotland
(Housing and Property Chamber) under Section 16 Housing (Scotland) Act
2014**

Chamber Ref: FTS/HPC/EV/24/0710

**Property at 130/11 Gylemuir Road, Gylemuir Road, Corstorphine, Edinburgh
EH12 7DL (“the Property”)**

Parties:

**Hawksdale Ltd, Cronk Beg, Ballagawne Road, Colby, IM9 4AZ, Isle of Man (“the
Applicant”)**

**Mr John 'Gracie' Crawford, 130/11 Gylemuir Road, Gylemuir Road,
Corstorphine, Edinburgh EH12 7DL (“the Respondent”)**

Tribunal Members:

Josephine Bonnar (Legal Member) and Ahsan Khan (Ordinary Member)

Decision - in absence of the Respondent

**The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the
Tribunal”) determined that a payment order for £192.60 should be granted
against the Respondent in favour of the Applicant.**

Background

1. The Applicant seeks a payment order in relation to unpaid rent. A tenancy agreement and rent statement were lodged with the application. A related application for an order for possession of the property was also submitted.
2. A copy of the application was served on the Respondent, and parties were notified that a case management discussion (“CMD”) would take place on 24 April 2025 at 10am by telephone conference call and that they were required to participate.

3. The CMD took place on 24 April 2025. The Applicant was represented by Ms McGowan and Mr Boisseau (“the representatives”). The Respondent did not participate and was not represented.

Summary of discussion at the Case Management Discussion

4. The Representatives told the Tribunal that the Applicant had previously obtained a payment order for £16,750. Although Sheriff Officers have been instructed on two occasions, no sums have been recovered from the Respondent. They now seek a payment order for the arrears which have accrued since the order was granted, the sum of £192.60. This sum has actually increased over the last 2 months since the rent now being paid directly by the Council does not cover the increased rent charge, although random additional payments are sometimes received, with no explanation. The Respondent has made no additional payments.

Findings in Fact

5. The Applicant is the owner and landlord of the property.
6. The Respondent is the tenant of the property.
7. The Respondent is due to pay rent at the rate of £650 per month.
8. The Respondent owes the sum of £192.60 in unpaid rent to the Applicant.
9. The Applicant has issued letters and emails in compliance with the Rent Arrears Pre Action-Protocol.

Reasons for Decision

10. Based on the documents lodged with the application, and the information provided at the CMD, the Tribunal is satisfied that the Respondent owes the sum of £192.60 in unpaid rent and that the Applicant is entitled to a payment order for this sum.

Decision

11. The Tribunal determines that an order for payment should be granted against the Respondent.

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.

Josephine Bonnar

Josephine Bonnar, Legal Member

27 April 2025