



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/25/1636

Property : 7 Cupar Mills, Cupar, Fife KY15 5EH (“Property”)

Parties:

Nawaf Al-Maharik c/o Nasim Al-Maharik, 62 Spring Gardens, Flat 10, Aberdeen AB25 1GN (“Applicant”)

Rollos LLP, 11 Bell Street, St Andrews KY16 9UR (“Applicant’s Representative”)

Stacey Andrea Scott, 7 Cupar Mills, Cupar, Fife KY15 5EH (“Respondent”)

Tribunal Members:

Joan Devine (Legal Member)

Ahsan Khan (Ordinary Member)

Decision

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“Tribunal”) determined that an order for payment of £5,350.00 should be made.

The Applicant sought an order for payment of £3,350 in respect of rent arrears. The Applicant had lodged Form F. The documents produced were: a Private Tenancy Agreement which commenced on 21 September 2023 and a statement of rent arrears. The Application was served on the Respondent by sheriff officer on 25 September 2025. On 21 October 2025 the Applicant’s Representative lodged an updated statement of rent arrears along with copy letter intimating the increased sum to the Respondent dated 6 June 2025 and moved to amend the sum claimed to £5,350.00.

Case Management Discussion (“CMD”)

A CMD took place before the Tribunal on 7 November 2025 by teleconference. The Applicant was represented by Dorka Ilonka of the Applicant’s Representative. The Respondent was not in attendance. Ms Ilonka told the Tribunal that neither she or her client had any recent contact with the Respondent. She said that she understood that the Respondent had been employed throughout the tenancy and that she lived in the Property alone. She said she did not know anything else about the Respondent’s personal circumstances. She said that the Applicant is semi-retired and that he owns

other rental properties. She said the Applicant's family rely on the rental income from the let properties. She said there is a security over the Property.

Findings in Fact

The Tribunal made the following findings in fact:

1. The Applicant and the Respondent entered into a Tenancy Agreement which commenced on 21 September 2023.
2. In terms of the Tenancy agreement the rent was £600 per month.
3. The Respondent failed to pay the rent in full for the period 21 February 2024 to 21 October 2025. The unpaid amount was £5,350.00.

Reasons for the Decision

The Tribunal allowed the sum claimed to be amended to £5,350. Thereafter the Tribunal determined to make an Order for payment. In terms of the tenancy agreement rent was due at the rate of £600 per month. The Respondent failed to pay the rent in full for the period 21 February 2024 to 21 October 2025. The unpaid amount was £5,350.

Decision

The Tribunal grants an order for payment of £5,350.

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.

J.Devine

Legal Member

Date : 7 November 2025