



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/25/1742

Property : 1st Floor Right, 43C Ashvale Place, Aberdeen AB10 6QJ (“Property”)

Parties:

Muzna Adeel Khan, 1 Glentanar Crescent, Aberdeen AB21 7LT (“Applicant”)

Burnett & Reid LLP, Suite A, 1 Albyn Place, Aberdeen AB10 1BR (“Applicant’s Representative”)

Ryan Lee Spencer, 1st Floor Right, 43C Ashvale Place, Aberdeen AB10 6QJ (“Respondent”)

Tribunal Members:

Joan Devine (Legal Member)

Frances Wood (Ordinary Member)

Decision

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“Tribunal”) determined that an order for payment of £4,454.33 should be made.

The Applicant sought an order for payment of £4,454.33 in respect of rent arrears. The Applicant had lodged Form F. The documents produced were: a Private Tenancy Agreement which commenced on 19 March 2024 and a statement of rent arrears. The Application was served on the Respondent by sheriff officer on 21 October 2025.

Case Management Discussion (“CMD”)

A CMD took place before the Tribunal on 3 December 2025 by teleconference. The Applicant was represented by Alasdair Taylor of the Applicant’s Representative. The Respondent was not in attendance. Mr Taylor told the Tribunal that the rent was partially paid by housing benefit but no payments had been received since November 2024. He said the arrears are now over £8,000. He said that he understood the Respondent may be employed from time to time. He said there has been no direct contact from the Council regarding benefits.

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 19 March 2024.
2. In terms of the Tenancy agreement the rent was £525 per month.
3. The Respondent failed to pay the rent in full for the period 19 August 2024 to 19 April 2025. The unpaid amount was £4,454.33.

Reasons for the Decision

The Tribunal determined to make an Order for payment. In terms of the tenancy agreement rent was due at the rate of £525 per month. The Respondent failed to pay the rent in full for the period 19 August 2024 to 19 April 2025. The unpaid amount was £4,454.33.

Decision

The Tribunal grants an order for payment of £4,454.33.

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.

**Joan Devine
Legal Member**

Date : 3 December 2025