



**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/25/4673**

**Re: Property at 11 Acorn Place, Portlethen, Aberdeenshire, AB12 4XG (“the Property”)**

**Parties:**

**Ms Judith Gray, Mr Barry Gray, 4 Lafferty Place, Denny, Stirlingshire, FK6 5BL; 25 6 Gorse Crescent, Bridge of Weir, Renfrewshire, PA11 3LX (“the Applicant”)**

**Mr Cameron Smith, 11 Acorn Place, Portlethen, Aberdeenshire, AB12 4XG (“the Respondent”)**

**Tribunal Members:**

**Ms H Forbes (Legal Member) and Mr G Darroch (Ordinary Member)**

**Decision**

**The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that an order for payment should be granted in favour of the Applicants in the sum of £5850.**

**Background**

1. This is a Rule 111 application whereby the Applicants are seeking an order for payment in the sum of £5850. The Applicants’ representative lodged a copy of a private residential tenancy agreement between the parties in respect of the Property, which tenancy commenced on 21<sup>st</sup> December 2023 at a monthly rent of £450, and a rent statement.
2. Service of the application and notification of a Case Management Discussion was made upon the Respondent by Sheriff Officer on 9<sup>th</sup> February 2026.
3. By email dated 23<sup>rd</sup> February 2026, the Applicants’ representative lodged an updated rent statement to 9<sup>th</sup> March 2026 showing arrears in the sum of £6000.

## **The Case Management Discussion**

4. A Case Management Discussion (“CMD”) took place by telephone conference on 9<sup>th</sup> March 2026. Mr Barr was in attendance on behalf of the Applicants. The Respondent was in attendance.
5. Following discussion about the background to the application, the Respondent confirmed the rent statement was correct, and all sums were outstanding. The Respondent said he would be making payment of the rent today, and would clear the arrears in due course.

## **Findings in Fact and Law**

6.
  - (i) Parties entered into a private residential tenancy agreement in respect of the Property which commenced on 21<sup>st</sup> December 2023 at a monthly rent of £450, which was later increased to £550.
  - (ii) Rent lawfully due has not been paid by the Respondent to the Applicants.
  - (iii) The Applicants are entitled to recover rent and other sums lawfully due.

## **Reasons for Decision**

7. Rent lawfully due is outstanding. The Applicants are entitled to recover rent lawfully due.

## **Decision**

8. An order for payment is granted in favour of the Applicants in the sum of £5850.

## **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.**

# H Forbes

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Legal Member/Chair

9<sup>th</sup> March 2026