



**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/25/4031**

**Re: Property at Top flat otherwise known as Flat 1/2, 28A Fraser Street, Largs, KA30 9HP (“the Property”)**

**Parties:**

**Mr Stuart Raymond, Mrs Louise Raymond, 6 Sinclair Drive, Largs, KA30 9BL (“the Applicants”)**

**Ms Stacey McDaniel, Top flat otherwise known as Flat 1/2, 28A Fraser Street, Largs, KA30 9HP (“the Respondent”)**

**Tribunal Members:**

**Lesley Ward (Legal Member) and Mary Lyden (Ordinary Member)**

**Decision**

**1. The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the tribunal”) determined that the Respondent shall make payment to the Applicants the sum of eight thousand six hundred and seventy pounds (£8670) with interest at 4 percent per annum until payment.**

**Background**

**2. This was a case management discussion (CMD) in connection with a rent arrears application in terms of rule 111 of the First-tier Tribunal for Scotland (Procedure) Regulations 2017 (the Rules) and section 71 of the Private Housing (Tenancies)(Scotland) Act 2016 (the Act). The Applicants attended and they were represented by Mr Kenneth Caldwell solicitor. The Respondent attended. There was a second application before the tribunal in terms of rule 109 for eviction.**

**3. The tribunal had before it the following copy documents:**

- (1) Private Residential Tenancy Agreement dated 31 May 2019.
- (2) Notice to leave dated 12 August 2025.
- (3) Proof of service of the notice to leave.
- (4) Section 11 notice and proof of service.
- (5) Land certificate.
- (6) Evidence of landlord registration.
- (7) Rent statements.

## **Case management discussion**

### **The Applicants position**

4. The Applicants are seeking an order for £8670 in respect of rent arrears that have accrued over a 5 year period, together with interest at 4 percent per annum

### **The Respondent's position**

5. The Respondent admits the arrears but she had no specific proposal to make to repay them. She is unemployed and in receipt of benefits.

## **6. Findings in fact**

- The Applicants are the owners and registered landlords of the property.
- The parties entered into a private residential tenancy agreement for let of the property on 31 May 2019.
- The agreed rent was £450 per month.
- Rent arrears began to accrue in April 2021.
- The Respondent was served with a valid notice to leave on 12 August 2025 when the rent arrears were £9250.
- The rent arrears in March 2026 are £8670.

## **Reasons**

7. This was an undefended rent arrears application. The Respondent admitted the arrears of rent were due.

8. The Tribunal was satisfied that it had sufficient information before it to make a decision and the procedure had been fair. The tribunal was satisfied it was reasonable in all of the circumstances to grant the order sought. The tribunal also considered it to be fair, proportionate and just to award interest at 4 per cent per annum as requested by the Applicants' solicitor.

## 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.

# Lesley Ward

L Ward

27 March 2026

---

Legal Member

---

Date