



Decision with Statement of Reasons of the First-tier Tribunal for Scotland (Housing and Property Chamber) under Section 51 (1) of the Private Housing (Tenancies) (Scotland) Act 2016 ("The Act")

Chamber Ref: FTS/HPC/CV/26/2436

Re: Property at 13 Anderson Avenue, Newtongrange, Midlothian, EH22 4BH ("the Property")

Parties:

Mr Iain Loudon, 12 Laverockbank Crescent, Edinburgh, EH5 3BR ("the Applicant")

Michelle Durie, 13 Anderson Avenue, Newtongrange, Midlothian, EH22 4BH ("the Respondent")

Tribunal Members:

Andrew McLaughlin (Legal Member) and Gerard Darroch (Ordinary Member)

Decision (in absence of the Respondent)

[1] The First-tier Tribunal for Scotland (Housing and Property Chamber) ("the Tribunal") made a Payment Order in favour of the Applicant against the Respondent in the sum of £12,100.00.

Background

[2] The Applicant seeks a Payment Order in respect of rent arrears said to have been accrued by the Respondent under a tenancy between the parties.

[3] The Application is accompanied by a copy of the tenancy agreement and rent statements.

Case Management Discussion

[4] The Application called for a Case Management Discussion (CMD) by conference call at 2pm on 13 July 2026. The Applicant was personally present. There was no appearance by or on behalf of the Respondent. The Application had been competently served on the Respondent by sheriff officers. The Tribunal therefore decided to proceed in the absence of the Respondent.

[5] Having heard from the Applicant and having considered the whole facts and circumstances of the case, the Tribunal made the following findings in fact.

Findings in fact

- 1. The Parties entered into a tenancy agreement in terms of which the Applicant let the Property to the Respondent;*
- 2. The tenant has accrued rent arrears of £12,100.00 and these sums are resting owed to the Applicant by the Respondent.*

Decision

[6] Having made the above findings in fact, the Tribunal granted the Application and made a Payment Order in favour of the Applicant against the Respondent in the sum of £12,100.00

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.

Andrew McLaughlin

Legal Member/Chair

13 July 2026

Date

