



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/26/0142

Re: Property at 10A Barnes Avenue, Dundee, DD4 9AF (“the Property”)

Parties:

Mrs Ashley Goodman, Mr Paul Goodman, C/O Rent Locally Tayside and Fife, Unit 2, Gemini Crescent, Lindsay Court, Technology Park, Dundee, DD2 1SW; 7 Pickletillum Ave, Drumoig, KY16 0FB (“the Applicant”)

Miss Melanie Robertson, 2/0, 138 Lochee Road, Dundee, DD2 2LB (“the Respondent”)

Tribunal Members:

Andrew Upton (Legal Member)

Decision (in absence of the Respondent)

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that the Respondent is liable to make payment to the Applicants in the sum of FOUR THOUSAND AND SEVENTY-SEVEN POUNDS AND TWO PENCE (£4,077.02) STERLING.

Statement of Reasons

1. This Application called for its Case Management Discussion by teleconference call on 22 June 2026. The Applicants were represented by Ms Wheelan. The Respondent was not present or represented.
2. In this Application the Applicants seek a payment order. They say that they are the landlords and the respondent the tenant under a Private Residential Tenancy agreement. They assert that the Respondent is in rent arrears of £4,282.56. They say that they have retained the balance of a tenancy deposit, being the sum of £205.54, which they have applied to the rent arrears. The balance due is accordingly £4,077.02, which is the sum claimed for.

3. In terms of Rule 17(4) of the First-tier Tribunal for Scotland Housing and Property Chamber Rules of Procedure 2017 the Tribunal may do anything at a Case Management Discussion that it may do at a Hearing including make a Decision. In terms of Rule 2, the Tribunal must have regard to the overriding objective to deal with proceedings justly when making a Decision, which includes the need to avoid unnecessary delay.
4. The Respondent has received service of the Application. She has had an opportunity to lodge written representations and, separately, to appear at the Case Management Discussion to dispute the Applicants' assertions in the Application. She has chosen not to do so. In those circumstances, the Tribunal is satisfied that the Respondent does not dispute the allegations made against her, and in particular that she owes rent arrears in the total sum of £4,077.02 to the Applicants. Accordingly, the Tribunal granted a payment order in the sum of £4,077.02.

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.

A Upton

22 June 2026

Legal Member/Chair

Date