



**Decision with Statement of Reasons of the First-tier Tribunal for Scotland
(Housing and Property Chamber) under Section 71(1) of the Private Housing
(Tenancies) (Scotland) Act 2016**

Chamber Ref: FTS/HPC/CV/26/0437

**Re: Property at 33 Charleston Road North, Cove, Aberdeen, AB12 3SZ (“the
Property”)**

Parties:

Mr Campbell Ross, 57 Wellington Terrace, Aberdeen, AB12 3TJ (“the Applicant”)

**Mr Michael Polland, address unknown Mr Kieran Hughes (SBA), address
unknown (“The Respondents”)**

Tribunal Members:

Hilary Macandrew (Legal Member)

Decision in absence of the Respondents

**The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the
Tribunal”) determined that an order for payment be made against the
Respondents for payment to the Applicant in the sum of Six Thousand One
Hundred and Thirty-Six Pounds and Fifty-Six Pence (£6,135.56)**

1) Background

- 1.1 The Applicant is seeking a Civil Order in respect of unpaid rent in the figure of £6,136.56 being the arrears of rent due to be paid by the Respondent to the Applicant at the end of the tenancy namely £6293.06 less a balance paid to the Applicant from the deposit of £156.50. This is evidenced by the Statement of Rent account produced.
- 1.2 The tenancy commenced on 30th June 2023. The rent is £725 per monthly plus £70 per month towards gas.
- 1.3 The Applicant had lodged Form F and other documents comprising;
 - Private Rental Tenancy Agreement,
 - Statement of Rent account

- 1.4 The Application and intimation of the Case Management Discussion was served on the Respondent Michael Polland by Sheriff Officers on 25th August 2026 and intimated by advertisement on the Tribunal website in respect of Respondent Kieran Hughes.

2) The Case Management Discussion (CMD)

- 2.1 A Case Management Discussion took place on 14th October 2026. The Applicant was represented by Alasdair Taylor, Solicitor ("Mr Taylor"). The start of the Tribunal was delayed for five minutes to enable the Respondents to take part. Neither Respondent took part nor was represented. The Respondents had not engaged in the Tribunal process in advance of the CMD.
- 2.2 Mr Taylor sought a Payment Order in the sum of £6,136.56. He took the Tribunal through the Statement of Rent showing a balancer of unpaid rent at the end of the tenancy on 25th May 2025 amounting to £6293.06. He confirmed that a credit of £156.50 had been applied to the Statement of Rent balance of £6,293.06 bringing about the sum sought of £6,136.56.
- 2.3 Rule 17 of the First-Tier Tribunal for Scotland (Housing and Property Chamber) (Procedure) Regulations 2017 provides that the Tribunal may do anything at a CMB which it may do at a hearing, including making a decision. The Tribunal was satisfied that it had before it sufficient information and documentation to decide the application without a hearing.

3) The Decision and Reasons

- 3.1 The Tribunal granted a Payment Order the sum sought namely £6,136.56.
- 3.2 The Tribunal was satisfied from the vouching provided at the CMD that the sum claimed was due. The Applicant is entitled to rent lawfully due.

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 Macandrew, Legal Member

Date ; 14th October 2026