Housing and Property Chamber
First-tier Tribunal for Scotland

**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/25/5413**

**Re: Property at 80 Tillydrone Avenue, Aberdeen, AB24 2TN ("the Property")**

**Parties:**

**UNIV. COURT OF THE UNIV. OF ABERDEEN, Housing Office, University Office, Kings College, Aberdeen, AB24 3FX ("the Applicant")**

**Mrs Sharon Lahat, Mr Albert Lahat, Unknown, Unknown ("the Respondents")**

**Tribunal Members:**

**Andrew Upton (Legal Member)**

**Decision (in absence of the Respondents)**

**The First-tier Tribunal for Scotland (Housing and Property Chamber) ("the Tribunal") determined that the Respondents are liable to make payment to the Applicant in the sum of SEVEN THOUSAND AND FIFTY-TWO POUNDS AND EIGHTY-NINE PENCE (£7,052.89) STERLING.**

**Statement of Reasons**

1. This Application called for its Case Management Discussion by teleconference call on 14 September 2026. The Applicant was represented by Ms Cruickshank. The Respondents were not present or represented. Intimation of the CMD had been made by advertisement on the Tribunal website.

2. In this Application the Applicant seeks a payment order. It says that there were previous Tribunal proceedings between the parties for eviction of the Respondents from the Property and a payment order in respect of rent arrears. Orders were granted in both. The purpose of this Application is to recover the balance of the rent arrears owed by the Respondents up to the date of their eviction.

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 CMD 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, including the need to avoid unnecessary delay.

4. The Application has been properly served in accordance with the Rules. The Respondents have not presented opposition thereto. In the circumstances, the Tribunal is satisfied that the Respondents are liable to make payment to the Applicant in the sum claimed, which is the sum of £7,052.89. The Tribunal made a payment order.

**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

**Legal Member/Chair** **Date: 14th September 2026**