



**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 (Act)**

**Chamber Ref: FTS/HPC/CV/20/0008**

**Re: Property at 26 Faulds Gate, Kincorth, Aberdeen, AB12 5QS (“the Property”)**

**Parties:**

**Prile Properties, 6 Catto Crescent, Cove Bay, Aberdeen, AB12 3PQ (“the Applicant”)**

**Miss Taylar Ritchie, 3A Balnagask Crescent, Torry, Aberdeen, AB11 8SF (“the Respondent”)**

**Tribunal Members:**

**Alan Strain (Legal Member)**

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

**The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that the Respondent be ordered to pay the Applicant the sum of £3,591.60**

**Background**

This is an application for payment in respect of rent arrears under section 71(1) of the Act and Rule 111 of the Tribunal Procedure Rules.

The Tribunal had regard to the following documents:

1. Application dated 30 December 2019;
2. Private Residential Tenancy Agreement (PRTA) commencing 4 August 2019;
3. Notice to Leave;
4. Emails/texts between the Parties;
5. Emails between the Applicant and DWP.

A. Strain

## **Case Management Discussion (CMD)**

The case called for a CMD on 19 February 2020. The Applicant appeared and was represented by Mr Cowie. The Respondent did not appear and was not represented.

The Tribunal was satisfied that the Respondent had notification of the CMD due to the Sheriff Officer's Certificate of Service on 21 January 2020. The Respondent was aware that the CMD could proceed in her absence and that the Tribunal could determine the matter at the CMD if it was satisfied that it had sufficient information to do so and the procedure was fair.

The Tribunal heard from the Applicant and was asked to determine the matter at the CMD.

The Tribunal found the following facts established:

1. The Parties entered in to a PRTA commencing 4 August 2019;
2. The monthly rent was £750;
3. As at 27 December 2019 (the date the Respondent vacated the Property) she was in arrears of rent in the sum of £3,591.60.

The Tribunal considered that it had sufficient information to determine the matter at the CMD and that the procedure was fair.

The Tribunal found that the Respondent was due to pay the Applicant the sum of £3,591.60 in respect of rent arrears and grants an order for payment accordingly.

### **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. Strain

**19 February 2020**

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**Legal Member/Chair**

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**Date**