



**Decision with Statement of Reasons of the First-tier Tribunal for Scotland
(Housing and Property Chamber) under Section 16 of the Housing (Scotland)
Act 2014**

Chamber Ref: FTS/HPC/CV/19/0501

Re: Property at 27 Forth Avenue, Larbert, FK5 4NJ (“the Property”)

Parties:

**Mr Paul O'Donnell, Mrs Amanda O'Donnell, 87 Stirling Road, Larbert, FK5 4SQ;
87 Stirling Road, Larbert, FK5 4SQ (“the Applicants”)**

Ms Elaine Martin, 107 Overton Crescent, Denny, FK6 5BA (“the Respondent”)

Tribunal Members:

Neil Kinnear (Legal Member)

Decision (in absence of the Respondent)

**The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the
Tribunal”) determined that**

Background

This is an application for a payment order dated 14th February 2019 and brought in terms of Rule 70 (Application for civil proceedings in relation to an assured tenancy under the 1988 Act) of *The First-tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017* as amended.

The Applicants sought in their application payment of arrears in rental payments of £1,745.00 in relation to the Property from the Respondent as at the date of the application. They provided with their application copies of the short assured tenancy agreement, form AT5, notice to quit, section 33 notice, rent arrears statement and various correspondence.

The short assured tenancy agreement had been correctly and validly prepared in terms of the provisions of the *Housing (Scotland) Act 1988*, and the procedures set out in that Act had been correctly followed and applied.

The Respondent had been validly served by sheriff officers with the notification, application, papers and guidance notes from the Tribunal on 20th March 2019, and I was provided with the execution of service.

Case Management Discussion

A Case Management Discussion was held on 9th April 2019 at STEP Stirling, Stirling Enterprise Park, John Player Building, Stirling. The First Applicant appeared and was not represented. He indicated that he also appeared on behalf of his wife, the Second Applicant. The Respondent did not appear, nor was she represented. The Respondent has not responded to this application at any stage either in writing or by any other form of communication.

I was invited by the First Applicant with reference to the application and papers to grant an order for payment of the sum sought in the application of £1,745.00, which is the sum that the rent arrears statement indicated was outstanding as at the date of this application.

The First Applicant explained that the Respondent had left the Property on 17th December 2018 leaving arrears of rent of £2,270.00. The Respondent had agreed that the Applicants should be paid the deposit of £525.00 held in a deposit scheme towards the outstanding amount, hence the figure of £1,745.00 which is still outstanding.

The Respondent has made no further payments towards reducing the arrears since her departure from the Property.

Statement of Reasons

Section 16 of the *Housing (Scotland) Act 2014* provides as follows:

“16. Regulated and assured tenancies etc.

(1) The functions and jurisdiction of the sheriff in relation to actions arising from the following tenancies and occupancy agreements are transferred to the First-tier Tribunal -

(a) a regulated tenancy (within the meaning of section 8 of the Rent (Scotland) Act 1984 (c.58)),

(b) a Part VII contract (within the meaning of section 63 of that Act),

(c) an assured tenancy (within the meaning of section 12 of the Housing (Scotland) Act 1988 (c.43)).

(2) But that does not include any function or jurisdiction relating to the prosecution of, or the imposition of a penalty for, a criminal offence.

(3) Part 1 of schedule 1 makes minor and consequential amendments.”

Accordingly, the Tribunal now has jurisdiction in relation to claims by a landlord (such as the Applicants) for payment of unpaid rental against a tenant (such as the Respondent) under a short assured tenancy such as this.

The Tribunal considered the terms of the short assured tenancy agreement and the copy rent arrears statement provided, and was satisfied that this disclosed an outstanding balance of rent arrears in the sum sought of £1,745.00.

Accordingly, the Tribunal shall make an order for payment of that sum.

Decision

In these circumstances, the Tribunal will make an order for payment by the Respondent to the Applicants of the sum of £1,745.00.

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.

N Kinnear

Legal Member/Chair

09/04/19

Date