



**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/19/2342

**Re: Property at 72A Bo'ness Road, Grangemouth, Stirlingshire, FK3 9BL ("the
Property")**

Parties:

**Mrs Joan Bryden, Ms Ann Herd, 17 Cranshaws Drive, Redding, Falkirk, FK2
9UY; 2 Hunter Place, Carronshore, FK2 8QS ("the Applicants")**

**Miss Kerry Fitzpatrick, 3 Mull Court, Grangemouth, FK3 0JD ("the
Respondent")**

Tribunal Members:

Richard Mill (Legal Member)

Decision (in absence of the Respondent)

**The First-tier Tribunal for Scotland (Housing and Property Chamber) ("the
Tribunal") determined that an Order for Payment be granted in the sum of Two
Thousand and Eighty Three Pounds and Ninety Eight Pence (£2,083.98).**

Background

**An earlier CMD took place on 11 October 2019. The tenant has removed from
the property as of 28 August 2019. The previous CMD has not been intimated
to the Respondent. Otherwise it was identified that the Respondent had
removed from the property on 28 August 2019. It was expected that the deposit
previously paid would be returned to the Applicants from Safe Deposits
Scotland.**

The Hearing

**There was no attendance by parties. The hearing had been intimated upon the
Respondent by Sheriff Officer on 28 October 2019. No response had been
received. The Applicants agent had e mailed and advised that she could not be**

present. She confirmed that the deposit had been received and therefore the sum sought had accordingly reduced.

Findings and Reasons

The parties previously entered into a private residential tenancy agreement in respect of the property at 72A Bo'ness which commenced on 6 April 2018. A deposit was paid in the sum of £550. Rent was due in the sum of £550 monthly.

The Respondent fell into arrears with her rent. At the time of her departure from the property the sum outstanding was £2,633.98. This has been reduced following the deposit being returned by Safe Deposits Scotland. The sum outstanding is now £2,083.98.

The Applicants are entitled to recover the sum outstanding in terms of the contractual tenancy. The Respondent does not dispute the sums are due and has not opposed the application. The sums outstanding are evidenced by a rental statement.

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.

Richard Mill

Legal Member/Chair

27 November 2019

Date