



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/24/1899

Re: Property at 2-1 37 Oakfield Avenue, Glasgow, G12 8LL (“the Property”)

Parties:

Mrs Mandy Ambrose, Mr Craig Ambrose, 5 Preston Gardens, Linlithgow, EH49 6PZ (“the Applicant”)

Mr Amaan Llyas, Flat 2/2, 14 Calder Street, Glasgow, G42 7RT (“the Respondent”)

Tribunal Members:

Mary-Claire Kelly (Legal Member)

Decision (in absence of the Respondent)

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined to grant an order for payment in the sum of THREE THOUSAND FOUR HUNDRED AND FIFTY POUNDS (£3450)

Background

1. By application dated 23 April 2024 the applicant seeks an order for payment in the sum of £3450 in respect of rent arrears.
2. The applicant lodged the following documents with the application:
 - Copy tenancy agreement
 - Rent accounts for the duration of the tenancy

Case management discussion (“cmd”) – teleconference – 18 December 2024

3. The applicants were represented by Ms Cooke, CODA Estates Limited. The respondent was not present or represented. The Tribunal was satisfied that the respondent had proper notice of the cmd and proceeded with the discussion in his absence in terms of rule 29.
4. Ms Cooke sought an order for payment in the sum of £3450 in respect of rent arrears due in terms of the tenancy agreement which had been lodged. Rent accounts showing the outstanding arrears had been lodged. The applicants had also submitted mandates authorising CODA Estates Limited to act on their behalf in relation to the tenancy agreement.

Findings in fact

5. Parties entered into a tenancy agreement with a commencement date of 9 March 2021.
6. Monthly rent due in terms of the agreement was £575.
7. Arrears as at January 2024 amounted to £3450.
8. The respondent has not made any payments towards the rent or arrears since the application was submitted.

Reasons for the decision

9. The Tribunal had regard to the application and the documents lodged by the applicant.
10. The Tribunal took into account that the respondents had not lodged any defence to the application or disputed the sum sought in any way.
11. The Tribunal was satisfied that arrears in the amount of £3450 were lawfully due as at the date of the cmd.

Decision

The Tribunal determined to grant an order for payment in the sum of £3450.

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.

Mary-Claire Kelly

18th December 2024

Legal Member/Chair

Date