



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/25/0902

Re: Property at 3/1 10 Clarence Street, Paisley, PA1 1PT (“the Property”)

Parties:

YCKH Property Investement Limited, Flat 48 Grandview, 296 Farnborough Road, Farnborough, GU14 7GZ (“the Applicant”)

Miss Ann Marie Silver, whose present whereabouts are to the Applicant unknown (“the Respondent”)

Tribunal Members:

Gillian Buchanan (Legal Member)

Decision (in absence of the Respondent)

At the Case Management Discussion (“CMD”), which took place by telephone conference on 15 December 2025, the Applicant was represented by Ms Anne Linden of Dragon Property Letting. The Respondent was neither present nor represented.

The tribunal was satisfied that the requirements of Rule 24(1) of the First-tier Tribunal for Scotland Housing and Property Chamber Rules of Procedure 2017 (“the Rules”) had been satisfied relative to the Respondents having received notice of the CMD and determined to proceed in the absence of the Respondents in terms of Rule 29.

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

Background

The Tribunal noted the following background:-

- i. The Applicant is the heritable proprietor of the Property.
- ii. The Applicant leased the Property to the Respondent in terms of a Private Residential Tenancy Agreement (“the PRT”) that commenced on 3 May 2022.
- iii. The rent payable in terms of the PRT was originally £475 per calendar month.
- iv. A deposit of £475 was also paid in terms of the PRT.

- v. An order for payment was previously granted by the Tribunal on 28 June 2024 in a sum of £4622.26 under case reference FTS.HPC.CV.23.4071.

The CMD

At the CMD Ms Linden for the Applicant made the following representations:-

- i. The Applicant was previously represented by another Letting Agent.
- ii. That Letting Agent would not raise proceedings before the Tribunal so Ms Linden's business became involved.
- iii. An eviction order was granted by the Tribunal on 7 August 2025.
- iv. The rent arrears due to the date of the eviction order are £11,999.93.
- v. The deposit has been claimed back from the approved scheme and offset against the rent arrears due.
- vi. The sums due in terms of the previous order for payment have also been offset.
- vii. The balance of the rent arrears due is £6,902.67.
- viii. On 31 March 2025 following submission of the application on or around 28 February 2025, Ms Linden by email of that date updated the sums then due to £5225.
- ix. No further amendment has been made to the application.
- x. The Applicant seeks a payment order.

Findings in Fact

The Tribunal made the following findings in fact:-

- i. The Applicant is the heritable proprietor of the Property.
- ii. The Applicant leased the Property to the Respondent in terms of the PRT that commenced on 3 May 2022.
- iii. The rent payable in terms of the PRT was originally £475 per calendar month.
- iv. A deposit of £475 was also paid in terms of the PRT.
- v. An order for payment was previously granted by the Tribunal on 28 June 2024 in a sum of £4622.26 under case reference FTS.HPC.CV.23.4071.
- vi. The Applicant was previously represented by another Letting Agent.
- vii. That Letting Agent would not raise proceedings before the Tribunal so Ms Linden's business became involved.
- viii. An eviction order was granted by the Tribunal on 7 August 2025 and the PRT ended that day.
- ix. The rent arrears due to the date of the eviction order are £11,999.93.
- x. The deposit has been claimed back from the approved scheme and offset against the rent arrears due.
- xi. The sums due in terms of the previous order for payment have also been offset.
- xii. The balance of the rent arrears due is £6,902.67.
- xiii. On 31 March 2025 following submission of the application on or around 28 February 2025, Ms Linden by email of that date updated the sums then due to £5225.
- xiv. No further amendment has been made to the application.
- xv. The Applicant seeks a payment order.

Reasons for Decision

The Respondent did not submit any representations to the Tribunal and did not attend the CMD. The factual background narrated by the Applicant within the application papers and orally by Ms Linden at the CMD was not challenged and was accepted by the Tribunal.

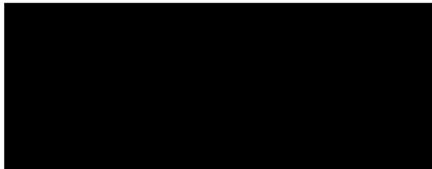
The Tribunal therefore granted an order for payment of £5225 being the amount due as at the date of the application being amended, namely 31 March 2025.

Decision

The Tribunal granted an order against the Respondent for payment of £5225 to the Applicant.

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.



Legal Member/Chair

15 December 2025
Date