



**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/25/3500**

**Re: Property at Flat 2/1, 164 St Andrews Road, Glasgow, G41 1PG (“the Property”)**

**Parties:**

**Mr Surjit Chowdhary, 47 Aytoun Road, Glasgow, G41 5HW (“the Applicant”)**

**Mr Awais Khurshid, 0/1 Hallhill Road, Glasgow, G33 4RX (“the Respondent”)**

**Tribunal Member: Richard Mill (Legal Member)**

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

**The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) granted an order against the Respondent for payment to the Applicant the sum of Three Thousand Seven Hundred Pounds (£3,700)**

Introduction

1. The application seeks a payment order relating to arrears of rent and is under Rule 111 and Section 71 of the Private Housing (Tenancies) (Scotland) Act 2016. Service of the application by Sheriff Officers was unsuccessful due to the lack of an address for the respondent. He provided his address and requested case papers from the tribunal by email on 5 February and these were issued to him on 6 February 2026.
2. The CMD hearing took place by teleconference on 11 March 2026 at 10.00 am. The applicant was represented by Mrs McLelland of Castle Residential Lettings. There was no appearance by or on behalf of the respondent.

Findings and Reasons

3. The property is Flat 2/1, 164 St Andrew’s Road, Glasgow G41 1PG. The applicant is Mr Surjit Singh Chowdhary. He is the registered landlord. The

property is co-owned with his wife, Swaran Chowdhary, and she consents to the bringing of the application. The respondent is Mr Awais Khurshid who is the former tenant.

4. A private residential tenancy was entered into between the parties which commenced on 25 April 2024. The rent stipulated was £925 per month. The respondent fell into significant arrears of rent throughout the subsistence of the duration of the lease. He vacated the property on 27 November 2025.
5. At the time that the application submitted to the tribunal in August 2025, the rent statement to May 2025 showed respondent was in arrears of rent to the extent of £4,625. No Rule 14A amendment application has been made to increase the amount sought to be recovered. The deposit paid in the sum of £925 has been recovered by the applicant. This reduces the sum to £3,700.
6. The applicant is entitled to recover arrears of rent due under and in terms of the written lease between the parties. The tribunal therefore granted a payment order against the respondent in the sum of £3,700. There is no opposition by the respondent and no time to pay direction application has been made by him.

### **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**

**11 March 2026**

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**Legal Member/Chair**

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**Date**