



**Decision with Statement of Reasons of the First-tier Tribunal for Scotland  
(Housing and Property Chamber) under Section 71 Private Housing  
(Tenancies) Scotland Act 2016**

**Chamber Ref: FTS/HPC/CV/25/4519**

**Property at 125 Oak Road, Abronhill, Cumbernauld, G67 3LE (“the Property”)**

**Parties:**

**Mr Stuart Haffenden, Miss Melanie Smith, 66 Crawley Crescent, Eastbourne,  
BN22 9RN (“the Applicants”)**

**Mr Lachlan Rae, 125 Oak Road, Abronhill, Cumbernauld, G67 3LE (“the  
Respondent”)**

**Tribunal Members:**

**Josephine Bonnar (Legal Member) and Ann Moore (Ordinary 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 for the sum of £6100 should be  
granted against the Respondent in favour of the Applicants.**

**Background**

- 1. The Applicants seek a payment order in relation to unpaid rent. A tenancy agreement and rent statement were lodged with the application.**
- 2. A copy of the application was served on the Respondent, and the parties were notified that a case management discussion (“CMD”) would take place on 26 May 2026 at 10am and they were required to participate.**
- 3. The CMD took place on 26 May 2026. The Applicant was represented by Ms Cramb. The Respondent did not participate and was not represented. A related application under Chamber reference EV/25/4519 was also discussed and was withdrawn during the CMD**

## **Summary of discussion at the CMD**

4. Ms Cramb told the Tribunal that it is understood that the Respondent is still living at the property, although there has been no contact with him for some time. The arrears are increasing and the sum currently owed is £8800. The Legal Member noted that the Applicant had not submitted an updated rent statement with a request to amend the sum claimed in terms of Rule 14 of the Procedure Rules. As a result, the Tribunal could not allow the application to be amended. Ms Cramb invited the Tribunal to make a payment order for the sum specified in the application paperwork - £6100 – and said that she will make a further application for the additional arrears at a later stage.

## **Findings in Fact**

5. The Applicants are the owners and landlords of the property.
6. The Respondent is the tenant of the property. He is due to pay rent at the rate of £450 per month.
7. The Respondent has incurred arrears of rent in the sum of £6100

## **Reasons for decision**

8. Based on the documents lodged with the application, and the information provided at the CMD, the Tribunal is satisfied that the Respondent owes the Applicants the sum of £6100 in unpaid rent and that the Applicants are entitled to a payment order for this sum.

## **Decision**

9. The Tribunal granted a payment order against the Respondent

## **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.**

Josephine Bonnar

**Josephine Bonnar, Legal Member/Chair**

**26 May 2026**