



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/25/5021

Re: Property at 1/3 116 Neilston Road, Paisley, PA2 6EW (“the Property”)

Parties:

LSA Housing Ltd, 143 Station Road, Hampton, Middlesex, TW12 2AL (“the Applicant”)

Miss Shelley Clark, UNKNOWN, UNKNOWN (“the Respondent”)

Tribunal Members:

Alison Kelly (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 should be made.

Background

1. On 20th November 2025 the Applicant lodged an application under Rule 111 of the First Tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017 (“the Rules”) seeking payment of a sum of rent arrears.
2. Lodged with the Application were:
 - a. Copy Private Residential Tenancy dated 4th February 2022 and showing a rent of £425 per month
 - b. Rent Statement showing arrears of £1117.17 as at 1st July 2024
3. The Application could not be served on the Respondent by Sheriff Officer and accordingly was served by advertisement on the Tribunal’s website.
4. The Tribunal produced a Certificate of Advertisement dated 15th July 2026.

Case Management Discussion

5. The Case Management Discussion (“CMD”) took place on 15th July 2026 by teleconference. The Applicant was represented by Miss Weston of Corbett and Shields, Letting Agents. The Respondent did not attend and was not represented.
6. The Chairperson confirmed the purposes of a CMD in terms of Rule 17 of the Rules.
7. Miss Weston asked that an order be granted for payment, in the amount of £1117.17, being the sum due as shown on the rent statement and being the arrears due as at 1st July 2024. The tenancy came to an end on 3rd July 2024.
8. Miss Weston said that the Respondent had been in touch with her recently and offered to pay £20 per month towards the debt. She had already made one payment. On that basis Miss Weston requested an instalment order at the rate of £20 per month.

Findings in Fact

- i. The parties entered in to a tenancy agreement for rent of the property;
- ii. The monthly rent was £425;
- iii. The Respondent vacated the property on 3rd July 2024;
- iv. At the end of the tenancy the rent arrears owed were £1117.17.

Reasons for Decision

The Respondent owes rent to the Applicant in the amount of £1117.17.

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.

A.Kelly

Legal Member/Chair

15/07/26

Date

