



**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/25/5544

Re: Property at Flat 2/1, 21 Nelson Street, Greenock, PA15 1TU (“the Property”)

Parties:

Mr Mark Taylor, Mrs Sheila Taylor, 3 Wood Street, Greenock, PA16 7SS (“the Applicants”)

Mr Neil Harrington, 11B Killearn Road, Greenock, PA15 3DD (“the Respondent”)

Tribunal Members:

Hilary Macandrew (Legal Member)

Decision in absence of the Respondent

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that an Order be made for payment by the Respondent to the Applicants in the sum of Six Thousand Four Hundred and Thirty Eight Pounds and Ninety Pence (£6,438.90)

1) Background

- 1.1 The Applicant is seeking a Civil Order in respect of unpaid rent in the sum of £6,438.90.
- 1.2 The tenancy commenced on 29th November 2019 and ended on 8th April 2026. The rent was £395 per month at the start of the tenancy and increased to £426.60 per month during the course of the tenancy
- 1.3 The Applicant had lodged Form F and other documents comprising;
 - Private Rental Tenancy Agreement,
 - Rent statement
 - Updated Rent Statement

- Copy correspondence with the Respondent regarding accumulating rent arrears.

1.4 The Application and intimation of the Case Management Discussion was served on the Respondent by Sheriff Officers on 24th August 2026.

2) The Case Management Discussion (CMD)

2.1 A Case Management Discussion took place on 14th October 2026. The Applicants were personally present. The start of the Tribunal was delayed for five minutes to enable the Respondent to take part. He neither took part nor was represented.

2.2 Mr Taylor sought a Payment Order in the sum of £6,438.90. He took the Tribunal through the rent statement and correspondence with the Respondent regarding the level of rent arrears and non-payment. The amount of unpaid rent is £6,438.90. Arrears have existed and increased since August 2022.

2.3 Rule 17 of the First-Tier Tribunal for Scotland (Housing and Property Chamber) (Procedure) Regulations 2017 provides that the Tribunal may do anything at a CMB which it may do at a hearing, including making a decision. The Tribunal was satisfied that it had before it sufficient information and documentation to decide the application without a hearing.

3) The Decision and Reasons

3.1 The Tribunal made an order in the sum of £6,438.90.

3.2 The Tribunal was satisfied from the vouching provided at the CMD that the sum claimed was due. The Applicant is entitled to rent lawfully due.

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.

H Macandrew

14th October 2026

Legal Member/Chair

Date