



Decision with Statement of Reasons of the First-tier Tribunal for Scotland (Housing and Property Chamber) under Section 14 of the Housing (Scotland) Act 2014

Chamber Ref: FTS/HPC/CV/19/0500

Re: Property at 1/1 161 Kirkintilloch Road, Bishopbriggs, G64 2LS (“the Property”)

Parties:

Ms Kwai F Li, 75 St Marys Road, Bishopbriggs, G64 2EF (“the Applicant”)

Mrs Sarah Dempster, 1/1 161 Kirkintilloch Road, Bishopbriggs, G64 2LS (“the Respondent”)

Tribunal Members:

John McHugh (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 of the sum of £1370.04 should be made.

Background

The Applicant is the landlord and the Respondent the tenant under a private rented tenancy agreement in respect of the Property dated 9 August 2018.

In terms of the tenancy agreement rent is payable at the rate of £625 per month in advance.

The Case Management Discussion

A Case Management Discussion took place at the Glasgow Tribunals Centre on 3 May 2019. The Applicant was represented by Heather McBride, the Applicant's

letting agent. The Respondent did not appear and was not represented. Mrs McBride confirmed that there had been no contact from the tenant.

Rent arrears had increased since the bringing of the application. Some housing benefit had been received recently but the arrears remained higher than the amount contained in the application.

Findings in Fact

The Applicant is the landlord and the Respondent the tenant under a private rented tenancy agreement in respect of the Property dated 9 August 2018.

In terms of the tenancy agreement, rent is payable at the rate of £625 per month in advance.

Rent was unpaid when due on 9 December 2018 and 9 January and 9 February 2019.

A housing benefit payment of £504.96 was received on 30 January 2019 leading to a balance unpaid of £1370.04.

Reasons for Decision

It has been established that rent in the total of £1370.04 due by the Respondent under the tenancy agreement is unpaid. No contrary position or evidence has been presented to the Tribunal.

Decision

An order for payment of the sum of £1370.04 by the Respondent to the Applicant will be made.

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.

Mr John McHugh

John McHugh, Legal Member/Chair

3 May 2019

Date