



**Decision with Statement of Reasons of the First-tier Tribunal for Scotland
(Housing and Property Chamber) under Section 16 of the Housing (Scotland)
Act 2014**

Chamber Ref: FTS/HPC/CV/19/3780

**Re: Property at Flat 2/1, 8 Brachelston Street, Greenock, PA16 9AD (“the
Property”)**

Parties:

Mr Christopher Bradley, 66 Flay Way, Greenock, PA15 2WJ (“the Applicant”)

**Ms Andrea Watson, Flat 2/1 8, 8 Brachelston Street, Greenock, PA16 9AD (“the
Respondent”)**

Tribunal Member:

George Clark (Legal Member)

Decision (in absence of the Respondent)

**The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the
Tribunal”) determined that the application should be determined without a
Hearing and made an Order for Payment by the Respondent to the Applicant of
the sum of One Thousand and Forty Pounds (£1,040).**

Background

By application, received by the Tribunal on 26 November 2019, the Applicant sought an Order for Payment in respect of unpaid rent that had become lawfully due by the Respondent to the Applicant. The sum sought was £1,040.

The application was accompanied by a copy of a Private Residential Tenancy Agreement between the Parties commencing on 8 March 2019 at a rent of £350 per month, payable in arrears and a Rent Statement showing arrears as at 5 November 2019 of £1,040. The Statement showed that the rent had been continuously in arrears since April 2019. On 21 January 2020, the Tribunal advised the Parties of the date, time and venue for a Case Management Discussion and the Respondent was invited to make written representations by 11 February 2019. The Respondent did not make any written representations to the Tribunal.

Case Management Discussion

A Case Management Discussion was held at Greenock Sheriff Court on the morning of 25 February 2020. The Applicant was represented by Mr Campbell Gisbey of Homefinders Inverclyde, Greenock. The Respondent was not present or represented. The Applicant's representative told the Tribunal that, whilst there had been a payment received since the date of the application by way of Universal Credit, the arrears still stood at £1,040. He asked the Tribunal to grant the application without a Hearing.

Reasons for Decision

Regulation 17 of the First-tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017 provides that the Tribunal may do anything at a Case Management Discussion which it may do at a Hearing, including making a Decision. The Tribunal was satisfied that it had before it all the information and documentation it required to enable it to decide the application without a Hearing.

The Tribunal was satisfied that the amount sought had become lawfully due by the Respondent to the Applicant.

Decision

The Tribunal determined that the application should be determined without a Hearing and made an Order for Payment by the Respondent to the Applicant of the sum of One Thousand and Forty Pounds (£1,040).

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.

George Clark

Legal Member/Chair

25 February 2020

Date