



**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/22/1610

Re: Property at 15 Dixon Road, Flat 3/1, Glasgow, G42 8AS (“the Property”)

Parties:

**Coatbridge Property & Investment Co. LTD., 40 Carlton Place, Glasgow, G5 9TS
 (“the Applicant”)**

**Mr Tom Brannigan, 15 Dixon Road, Flat 3/1, Glasgow, G42 8AS (“the
Respondent”)**

Tribunal Members:

Alastair Houston (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 £10,200.00 be made in favour
of the Applicant.**

1. Background

1.1 This is an application under Rule 70 of the Chamber Rules whereby the Applicant seeks an order for payment of sums in the form of rent allegedly unpaid by the Respondent.

1.2 The application was accompanied by copies of the written tenancy agreement between the parties, statements of the rent account and correspondence between the parties.

2. The Case Management Discussion

2.1 The Case Management Discussion took place on 19 October 2022 by teleconference. The Applicant was represented by Ms Keaney of Happy Lets Ltd. The Respondent was neither present nor represented.

2.2 Ms Keaney confirmed that she wished to proceed in the Respondent's absence. The Tribunal noted that notice of the application and Case Management Discussion had been given to the Respondent by Sheriff Officers on 2 September 2022. Accordingly, the Tribunal proceeded with the Case Management Discussion as permitted by Rule 29 of the Chamber Rules.

2.3 Ms Keaney confirmed that the application was insisted upon. Whilst the Respondent had been making payment of the monthly rent since April 2021, the arrears stood at £10,200.00. No payments had been made to address these.

3. Reasons For Decision

3.1 The tenancy agreement between the parties obliged the Respondent to make payment of rent at the rate of £300.00 per calendar month. The rent statements lodged by Applicant showed £10,200.00 of unpaid rent. In the absence of any representations from the Respondent as to why the contractual rent would not be due, the Tribunal considered an order for payment ought to 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.

A Houston

Legal Member/Chair

19 October 2022
Date