

**Housing and Property Chamber**  
First-tier Tribunal for Scotland

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**Statement of Decision of the First-tier Tribunal for Scotland (Housing and Property Chamber) under Section 16(1) of the Private Housing (Tenancies) (Scotland) Act 2016**

**Chamber Ref:** FTS/HPC/CV/22/0200

**Property:** 1/3, 29 Oakfield Avenue, Glasgow G12 8LL (“the Property”)

**Parties:** Mr John Perdikou, HJC Properties, 11 Athole Gardens, Glasgow G12 9AZ (“the Applicant”)

Mr Eric Lee, 1/3, 29 Oakfield Avenue, Glasgow G12 8LL (“the Respondent”)

**Tribunal Members:**

Mark Thorley (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 by the respondent to the applicant in the sum of TEN THOUSAND EIGHT HUNDRED AND EIGHTY FIVE POUNDS (£10,885) be made..

**Background**

1. The applicant applied to the First-tier Tribunal for Scotland (Housing and Property Chamber) on 19 January 2022. Accompanying the application were various emails sent to the respondent regarding rent arrears, a copy of the statement of rent and copy Section 33 Notice. The application was acknowledged on 25 January 2022. Further information was then sought. The application was accepted on 17 May 2022.
2. Intimation of the proceedings was made by sheriff officers on the respondent on 8 June 2022. No written representations have been received.

**Case Management Discussion**

3. At the case management discussion the applicant attended. There was no appearance by or for the respondent.

4. The applicant set out the extent of the rent arrears. Rent arrears have been increasing over a period of years. Periodically the respondent would make a significant payment towards the arrears. There had been no payment at all recently.

### **Findings in Fact**

5. The parties entered into a lease of the property at 1/3, 29 Oakfield Avenue, Glasgow GT12 8LL by Tenancy Agreement dated 14 April 2012.
6. In terms of that Agreement rent was due to be paid at the rate of £385 per month.

### **Reasons for decision**

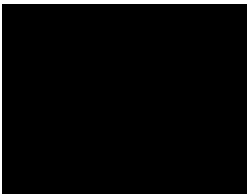
7. A rent statement had been provided. The applicant spoke to the outstanding rent. The respondent had been given the opportunity to make representations but had not done so. The respondent did not attend at the case management discussion.
8. The Tribunal accepted the written evidence provided and the oral evidence.

### **Decision**

9. That an order for payment be granted against the respondent for payment of the sum of £10,885.

### **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.**



**Legal Member/Chair:** Mark Thorley  
**Date:** 21 July 2022