



**Decision with Statement of Reasons of the First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) under Rule 111 of the First-tier Tribunal for Scotland Housing and Property Chamber Regulations 2017, as amended (“the Regulations”)**

**Chamber Ref: FTS/HPC/CV/19/4003**

**Re: Property at 4/39 220 Wallace Street, Glasgow, G5 8AJ (“the Property”)**

**Parties:**

**Mr Gordon Campbell, 40 Reynolds Drive, Stepps, Glasgow, G33 6ED (“the Applicant”)**

**Miss Ashleigh Dickson, 4/39 220 Wallace Street, Glasgow, G5 8AJ (“the Respondent”)**

**Tribunal Members:**

**Nicola Weir (Legal Member)**

**Decision (in absence of the Respondent)**

**The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that an order in favour of the Applicant against the Respondent for payment in the sum of £2,080 should be made.**

**Background**

1. By application submitted on 17 December 2019, the Applicant applied for a payment order against the Respondent in respect of unpaid rent for the Property amounting to £2,080 as at the date of the application.
2. On 23 December 2019, a Legal member of the Tribunal acting with delegated powers from the Chamber President issued a Notice of Acceptance of application in terms of Rule 9 of the Regulations.
3. On 14 January 2020, a copy of the application and supporting documentation was served on the Respondent by Sheriff Officer. The Respondent was notified of the date, time and place of the Case Management Discussion to be

## **Findings in fact**

7. The Applicant is the Landlord of the Property.
8. The Respondent is the tenant and leased the Property from the Applicant by virtue of a Private Residential Tenancy, commencing on 17 September 2019. She still resides there.
9. The rent in terms of the lease is £720 per calendar month.
10. Payment of rent by the Respondent throughout the lease has been erratic. Between 17 September 2019 and 17 February 2020, the Respondent incurred rent arrears totalling £2,720.
11. The payment sought in respect of rent arrears in this application was £2,080.
12. The sum of £2,080 has not been paid by the Respondent and is due and resting owing to the Applicant.

## **Reasons for Decision**

13. The Respondent did not submit any written representations to the Tribunal and did not attend the Case Management Discussion, having been properly and timeously notified of same. The Legal Member was satisfied from the information contained in the application and supporting documentation, together with the oral submissions made by the Applicant at the Case Management Discussion that the sum claimed in respect of unpaid rent of £2,080 is due by the Respondent and remains outstanding.
14. The Legal Member therefore concluded that the matter does not require to go to an evidential hearing and that an order for payment in the sum of £2,080 should be made.

## **Decision**

15. The Legal Member accordingly determines that an order for payment by the Respondent of the sum of £2,080 should be made in favour of the Applicant.

## **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.**

Nicola Weir

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Legal Member/Chair

17 February 2020  
Date