



**Decision with Statement of Reasons of the First-tier Tribunal for Scotland (Housing and Property Chamber) under Section 71 of the Private Housing (Tenancies) (Scotland) Act 2016**

**Chamber Ref: FTS/HPC/CV/25/3651**

**Property : 23C Harvey Terrace, Lochwinnoch PA12 4HB (“Property”)**

**Parties:**

**Helen Ryder, Westheath, Duchal Road, Kilmacolm PA13 4AY (“Applicant”)**

**Hames Estates Limited, 8 St James Terrace, Kilmacolm PA13 4HB (“Applicant’s Representative”)**

**Joshua Clay, whereabouts unknown (“Respondent”)**

**Tribunal Members:**

**Joan Devine (Legal Member)**

**Decision**

**The First-tier Tribunal for Scotland (Housing and Property Chamber) (“Tribunal”) determined that an order for payment of £3,618.98 should be made.**

The Applicant sought an order for payment of £4,319.98 in respect of rent arrears. The Applicant had lodged Form F. The documents produced were: a Tenancy Agreement which commenced on 1 February 2024 and a statement of rent arrears. The Application was served on the Respondent by advertisement on the Tribunal website between 10 March 2026 and 24 April 2026.

**Case Management Discussion (“CMD”)**

A CMD took place before the Tribunal on 24 April 2026 by teleconference. The Applicant was represented by Joe McKenzie of the Applicant’s Representative. The Respondent was not in attendance. Mr McKenzie told the Tribunal that there had been no recent contact with the Respondent. He said the Respondent vacated the Property on 25 September 2025 and that since then the deposit had been received and allocated to the arrears bringing the sum claimed down to £3,618.98.

**Findings in Fact**

The Tribunal made the following findings in fact:

1. The Applicant and the Respondent entered into a Tenancy Agreement which commenced on 1 February 2024.
2. In terms of the Tenancy Agreement rent was due at the rate of £595 per month.
3. The Respondent paid a deposit of £595 at the start of the tenancy.
4. The Respondent failed to pay the rent in full for the period 1 February 2025 to 11 September 2025. After allocation of the deposit, the unpaid amount was £3,618.98.

### **Reasons for the Decision**

The Tribunal determined to make an Order for payment. The Respondent failed to pay the rent in full for the period 1 February 2025 to 11 September 2025. After allocation of the deposit, the unpaid amount was £3,618.98.

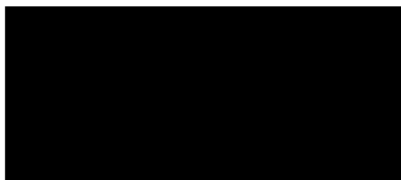
### **Decision**

The Tribunal grants an order for payment of £3,618.98.

### **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



Date : 24 April 2026