



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/25/4890

Property : 71 Dundee Drive, Cardonald, Glasgow G52 3HL (“Property”)

Parties:

DCLO Property Ltd, 160 Offham Road, West Malling, Kent ME19 6RF (“Applicant”)

McTurk & Muir Lettings Ltd, 211 Glasgow Road, Baillieston, Glasgow G69 6EZ (“Applicant’s Representative”)

Maxine Mulholland, 71 Dundee Drive, Cardonald, Glasgow G52 3HL (“Respondent”)

Tribunal Members:

Joan Devine (Legal Member)

Frances Wood (Ordinary Member)

Decision

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“Tribunal”) determined that an order for payment of £4,989.99 should be made.

The Applicant sought an order for payment of £4,989.99 in respect of rent arrears. The Applicant had lodged Form F. The documents produced were: a Tenancy Agreement which commenced on 4 July 2024 and a statement of rent arrears. The Application was served on the Respondent by sheriff officer on 22 April 2026.

Case Management Discussion (“CMD”)

A CMD took place before the Tribunal on 21 May 2026 by teleconference. The Applicant was represented by David Lee of the Applicant and by Alison Spence of the Applicant’s Representative. The Respondent was not in attendance. Ms Spence told the Tribunal that the last contact with the Respondent had been in March 2025. She said that the Respondent did not reply to attempts at communication since then. She said that payments towards the rent were received via benefits until 17 April 2026 but nothing had been received since then. Ms Spence said that the Respondent is not working and lives in the Property with 3 or 4 children who she understood to be of

school age. She said that the Property has 4 bedrooms. She said she was not aware of any illness or disability in the family. Mr Lee told the Tribunal that he has been unable to access the Property in order to remortgage. He said he is concerned about the state of the Property. He said that he may sell the Property if a possession order is granted.

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 4 July 2024.
2. In terms of the Tenancy Agreement rent was due at the rate of £1,500 per month.
3. The Respondent failed to pay the rent in full for the period August 2025 to November 2025. The unpaid amount was £4,989.99.

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 August 2025 to November 2025. The unpaid amount was £4,989.99.

Decision

The Tribunal grants an order for payment of £4,989.99.

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.

Joan Devine

Legal Member

Date : 21 May 2026