



**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 2026**

**Chamber Ref: FTS/HPC/CV/25/5465**

**Re: Property at 52 East Barns Street, Clydebank, G81 1DE ("the Property")**

**Parties:**

**Mrs Mary Beedham, Tramps, St Ninians, Drumnadrochit, Inverness, IV63 6XR ("the Applicant")**

**Ms Steffi Morris and Mr David Barr, both of Flat 0/2, 133 Lesmuir Drive, Yoker, G14 0EL ("the Respondents")**

**Tribunal Members:**

**Gillian Buchanan (Legal Member)**

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

At the Case Management Discussion ("CMD"), which took place by telephone conference on 23 June 2026, the Applicant was not present but was represented by Ms Samantha McKinlay of Eve Property. The Respondents were neither present nor represented.

The tribunal was satisfied that the requirements of Rule 24(1) of the First-tier Tribunal for Scotland Housing and Property Chamber Rules of Procedure 2017 ("the Rules") had been satisfied relative to the Respondents having received notice of the CMD and determined to proceed in the absence of the Respondents in terms of Rule 29.

**The First-tier Tribunal for Scotland (Housing and Property Chamber) ("the Tribunal") determined that -**

**Background**

The Tribunal noted the following background:-

- i. The Applicant leased the Property to the Respondents in terms of a Private Residential Tenancy Agreement ("the PRT") that commenced on 6 June 2024.
- ii. The rent payable in terms of the PRT was agreed to be £995 per calendar month.
- iii. The deposit paid in terms of the PRT was £995.
- iv. The rent arrears due as at the date of the application were £3,541.11.
- v. The PRT ended on 22 March 2025.
- vi. The Respondents have vacated the Property.

### **The CMD**

At the CMD Ms McKinlay for the Applicant made the following representations in response to question from the Tribunal:-

- i. The rent arrears due are £3,541.11 to the date upon which the PRT ended.
- ii. The deposit was fully recovered from My Deposits Scotland and used to offset the costs incurred by the Applicant and associated with damage caused to the Property by the Respondents, clearing the Property of left belongings, changing the locks (which were not returned but put through the letterbox) and replacing carpets.

### **Findings in Fact**

The Tribunal made the following findings in fact -

- i. The Applicant leased the Property to the Respondents in terms of the PRT that commenced on 6 June 2024.
- ii. The rent payable in terms of the PRT was agreed to be £995 per calendar month.
- iii. The deposit paid in terms of the PRT was £995.
- iv. The PRT ended on 22 March 2025.
- v. The Respondents have vacated the Property.
- vi. The rent arrears due as at 22 March 2025 are £3,541.11.

### **Reasons for Decision**

The Respondents did not submit any representations to the Tribunal and did not attend the CMD. The factual background narrated by the Applicant within the application papers and orally by Ms McKinlay at the CMD was not challenged and was accepted by the Tribunal.

The Tribunal determined that as at the date of termination of the PRT rent arrears due amounted to £3,541.11.

### **Decision**

The Tribunal granted a payment order against the Respondents jointly and severally in favour of the Applicant in a sum of £3,541.11.

### **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.**

Gillian Buchanan

**Legal Member/Chair**

**Date: 23 June 2026**