

**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/25/2886

Re: Property at 3/2 1 Caledonia Street, Paisley, PA3 2JG (“the Property”)

Parties:

Sia Dauda, 1 Shiplane, Farnborough, Hampshire, GU14 8BX (“the Applicant”)

**Miss Jane Strang, c/o their Financial and Welfare Guardian, Ms Jane Baird,
23/1 Gauze Street, Paisley, PA1 1ES (“the Respondent”)**

Tribunal Members:

Ms H Forbes (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 should be granted in favour of the Applicant in the sum of £4,132.95.

Background

1. This is a Rule 111 application whereby the Applicant was seeking an order for payment in the sum of £3450 in respect of rent arrears. The Applicant lodged a copy of a private residential tenancy agreement between the parties in respect of the Property, which tenancy commenced on 18th June 2024 at a monthly rent of £575, and a rent statement.
2. A Case Management Discussion set down for 4th December 2025 was not attended by parties. A Direction was issued to the Applicant.
3. By email dated 17th December 2025, the Applicant confirmed the application was to proceed. The Applicant advised the Tribunal that the Respondent had a Guardian, and provided their contact details. The Applicant provided an updated rent statement showing arrears of £4,807.95 to 28th August 2025, when the tenancy ended.
4. By email dated 2nd January 2026, the Respondent’s Guardian confirmed her appointment as Guardian.

5. By email dated 7th January 2026, the Respondent's Guardian was asked to confirm her attendance at the next Case Management Discussion and provide evidence of appointment.
6. By email dated 24th January 2026, the Respondent's Guardian stated that they would be unable to attend the next Case Management Discussion. They did not provide any response to the request for evidence of appointment.
7. A Case Management Discussion set down for 18th February 2026 was adjourned. A Direction was issued to the Respondent's Guardian, including a direction to provide a copy of the Guardianship Order. The Respondent failed to comply with the Direction.
8. A Case Management Discussion set down for 8th June 2026 was postponed due to technical issues.
9. By email dated 12th June 2026, the Office of the Public Guardian confirmed the Guardian's appointment as Financial and Welfare Guardian from the date of registration of 18th July 2025 to expiry on 4th September 2028.
10. Parties were notified of a further Case Management Discussion by letter dated 11th June 2026.
11. The Tribunal received a copy of the Guardianship Order dated 4th September 2025 from Paisley Sheriff Court. The financial powers include the power to raise or defend any actions or judicial proceedings in which the Adult may be interested so far as the guardian may consider necessary or expedient for the benefit of the Adult.

The Case Management Discussion

12. A Case Management Discussion ("CMD") took place by telephone conference on 30th June 2026. The Applicant was in attendance. Neither the Respondent nor her Guardian were in attendance.
13. The Tribunal considered the terms of Rule 29. The Tribunal determined that the requirements of Rule 17(2) had been satisfied, and it was appropriate to proceed with the application in the absence of the Respondent and her Guardian.
14. The Applicant explained the background to the application and confirmed the sum sought as £4,132.95, as the tenancy deposit of £675 had been deducted from the total arrears. The Applicant confirmed she is unaware of any recent contact from the Respondent or her Guardian.

Findings in Fact and Law

- 15.
- (i) Parties entered into a private residential tenancy agreement in respect of the Property which commenced on 18th June 2024 at a monthly rent of £575.
 - (ii) The tenancy ended on 28th August 2025.
 - (iii) Rent lawfully due has not been paid by the Respondent to the Applicant.
 - (iv) The Applicant is entitled to recover rent lawfully due.

Reasons for Decision

16. Rent lawfully due is outstanding. The Applicant is entitled to recover rent lawfully due.

Decision

17. An order for payment is granted in favour of the Applicant in the sum of £4,132.95.

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.

H Forbes

Legal Member/Chair

30th June 2026

Date