



Decision with Statement of Reasons of the First-tier Tribunal for Scotland (Housing and Property Chamber) under Section 71 (1) of the Private Housing (Tenancies) (Scotland) Act 2016

Chamber Ref: FTS/HPC/CV/26/2052

Re: Property at 82/3 High Street, Biggar, South Lanarkshire, ML12 6DH ("the Property")

Parties:

Mr Gary Watkins, 2 Johns Loan, Biggar, South Lanarkshire, ML12 6AF ("the Applicant")

Miss Beverley Brown, 84 Knocklea, Biggar, South Lanarkshire, ML12 6EG ("the Respondent")

Tribunal Members:

Andrew McLaughlin (Legal Member)

Decision

[1] The First-tier Tribunal for Scotland (Housing and Property Chamber) ("the Tribunal") granted the Application and made a Payment Order in the sum of £3,542.60 in favour of the Applicant against the Respondent.

Background

[2] The Applicant seeks a payment order for rent arrears said to have been accrued by the Respondent under a tenancy agreement between the parties. The Application is accompanied by a copy of the tenancy agreement and rent statements. The Respondent submitted a Time to Pay Application accepting liability for the sum and asking to repay

the sum at the rate of £30.00 each month. The Applicant opposed this on the basis that it would take around ten years to clear the debt.

The Case Management Discussion

[3] The Application called for a Case Management Discussion (“CMD”) by conference call at 2pm on 13 August 2026. Both parties were personally present. The Tribunal discussed the proposals and noted that the initial payment proposal was not reasonable. The Respondent increased her offer to £50.00 per month but this was still unsatisfactory to the Applicant. The Tribunal agreed that it would still take far too long to clear the debt. The Tribunal refused to make a Time to Pay Application.

[4] Having heard from parties, the Tribunal made the following findings in fact.

Findings in Fact

1. *The parties entered into a tenancy agreement whereby the Applicant let the Property to the Respondent on a Private Residential Tenancy Agreement within the meaning of the Act;*
2. *The Respondent fell into rent arrears and vacated the Property;*
3. *The sum of £3,542,60 is resting owed as rent arrears by the Respondent to the Applicant.*

Reasons for Decision

[5] Having made the above findings in fact, the Tribunal granted the Application and made a Payment Order in the sum of £3,542.60 in favour of the Applicant against the Respondent.

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.

Andrew McLaughlin

Legal Member/Chair

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13 August 2026
Date