



**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/26/0636

Re: Property at 1/1 1 Orr Square, Paisley (“the Property”)

Parties:

Mr David Rae, Joy Anne Rae, 28 Corlic Way, Kilmacolm, PA13 4JD (“the Applicant”)

Mr Neil Nisbet, 1/1 1 Orr Square, Paisley (“the Respondent”)

Tribunal Members:

Julie McKinlay (Legal Member)

Decision (in absence of the Respondent)

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) made a Payment Order in favour of the Applicant against the Respondent in the sum of £7125.00.

Background

1. The Applicant seeks a Payment order in the sum of £7125.00 in respect of rent arrears said to have been accrued by the Respondent under a private residential tenancy agreement between the parties.
2. The application dated 8 February 2026 is accompanied by *inter alia* a copy of the tenancy agreement, and a schedule of rent arrears.
3. On 30 March 2026 the application was accepted by the Tribunal and referred for determination by the Tribunal.

4. A Case Management Discussion (CMD) was set to take place on 25 August 2026. Intimation of the application with accompanying papers and intimation of the CMD was made to the Respondent by sheriff officers on 24 July 2026. Mr Rae on behalf of both Applicants attended the CMD. The Respondent did not. The Tribunal considered that reasonable notice of the hearing had been given in terms of Rule 24 and decided to proceed in the absence of the Respondent.

Case Management Discussion

5. The CMD took place on 25 August 2026 via telephone case conference.
6. The Tribunal heard from the Applicant. The Applicant told the Tribunal that the Respondent remained in the Property and that rent arrears continued to accrue. An application for eviction is pending before the Tribunal. The Applicant explained that the rent due was £750 per month. The Applicant discounted the rent to £500 in July and August 2024 when repairs were being carried out. The Applicant also, as is their practice, discounted the rent to £500 in December of 2024 and 2025.
7. The Applicant has had various email exchanges with the Respondent in respect of the arrears. The Respondent would make arrangements to pay and then not adhere to those arrangements. At times he would make proposals in respect of the rent in respect of which he wanted the Applicant to agree to provide a favourable reference or withdraw the notice to leave. The Applicant has provided the Respondent with links to contact Citizens Advice Bureau, Shelter and the Local Authority. Recently payments of £400 have been received each month towards the current rent which appear to be from Universal Credit. The Respondent lives alone in a one-bedroom property.
8. The Applicant advised the Tribunal that at the time of the application (in February 2026) the Respondent was in arrears in the sum of £7125.00.

Findings in Fact

9. The Applicant is the heritable proprietor of the Property.
10. The Applicant is the landlord and the Respondent the tenant in terms of the Private Residential Tenancy entered into on 13 April 2024.
11. The Tribunal accepted the evidence provided by the Applicant in the absence of any contrary position being presented by the Respondent.
12. The rent in terms of the lease is £750 payable on the first of every month.

13. The Respondent failed to make payment of rent in terms of the lease. The Respondent has been in arrears of rent since August 2024. The arrears as of February 2026 are £7125.

14. Efforts have been made by the Applicant to reach an agreement with the Respondent to make payment of the arrears. The Respondent has failed to maintain payment of the rent due.

Reasons for the Decision

15. The rent payable in terms of the tenancy agreement was £750 per calendar month payable on the 1st day of each month. The total sum due and unpaid is £7125.00.

Decision

16. Having made the above findings in fact the Tribunal granted the application and made a Payment order in favour of the Applicant against the Respondent in the sum of £7125.00.

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.

J McKinlay

25 August 2026

Legal Member/Chair

Date