



Decision with Statement of Reasons of the First-tier Tribunal for Scotland (Housing and Property Chamber) in terms of Rule 17(4) of The First-tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017 (“the Rules”) in respect of an application under Section 71 of the Private Housing (Tenancies) (Scotland) Act 2016 (“the 2016 Act”) and Rule 111 of the Rules

Chamber Ref: FTS/HPC/CV/26/1807

Re: Property at 111 Novar Drive, Glasgow, G12 9SZ (“the Property”)

Parties:

Mrs Rachna Sood, 18 Laurel Park Close, Glasgow, G13 1RD (“the Applicant”)

Ms Jennifer Hardie, UNKNOWN, UNKNOWN (“the Respondent”)

Tribunal Members:

Evan Crainie (Legal Member) and Eileen Shand (Ordinary Member)

Decision (in absence of the Respondent)

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) granted a Payment Order for the Sum of SEVENTEEN THOUSAND FOUR HUNDRED AND SEVENTEEN POUNDS (£17,417) STERLING

Background

1. By application received on 22 April 2026 (“the Application”), the Applicant applied to the Tribunal for an Order for payment of rent arrears due by the Respondent to the Applicant.
2. The Application comprised the following:
 - a. copy private residential tenancy agreement between the Parties; and
 - b. copy rent statement showing arrears of £16,200 due and owing in April 2026 and with no payments received since June 2025.
3. The Application was accepted by the Tribunal Chamber, and a Case Management Discussion (“**CMD**”) was fixed for 14 September 2026 at 10.00 by teleconference. The CMD was intimated to both Parties, and, in

particular, was intimated to the Respondent, by Service by Advertisement (“SBA”). Said SBA was confirmed by a certificate of SBA.

4. Prior to the CMD, the Applicant submitted an updated rent statement showing the rent due to have increased to £17,417 with proof of sending to the Respondent.

The CMD

5. The CMD took place on 14 September 2026 at 10.00 by teleconference. The start time of the CMD was delayed by five minutes to allow parties the opportunity to attend. The Applicant was present along with her husband. The Respondent was not present and was not represented. She did not submit any written representations.
6. The Applicant confirmed that she sought a Payment Order for the amended sum of £17,417. She advised that no payments had been made in respect of rent for the period 4 July 2025 – 17 June 2026. Some rent was then received via Arrears Direct payments from the Department for Work and Pensions (“DWP”). The Applicant had also received the partial deposit back from Safe Deposits Scotland which was showing on the rent statement as having been set off against the arrears.

Findings in Fact

7. From the Application and the CMD, the Tribunal made the following findings in fact: -
 - a. There was a private residential tenancy of the Property between the Parties commencing on 04 January 2025;
 - b. Said private residential tenancy came to an end on 23 July 2026 as a result of an eviction order being granted by the Tribunal;
 - c. The monthly rent was £1,620;
 - d. There are rent arrears of £17,417;
 - e. The Respondent has not made any payments in respect of rent since June 2025; and
 - f. DWP made some payments to the arrears via Arrears Direct payments in June and July 2026.

Decision and Reasons for Decision

8. The Tribunal had regard to all the information before it and to its Findings in Fact.
9. The Tribunal had regard to Rule 17(4) of the Rules which states that the Tribunal “*may do anything at a case management discussion.... including making a decision.*” The Tribunal took the view that it had sufficient information to make a decision and so proceeded to determine the Application.
10. Having found that the Respondent is due and owing to the Applicant for the sum of £17,417, the Tribunal proceeded to make an order for payment in this sum.

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.

Evan Crainie/

Legal Member/Chair

14.9.26

Date