

**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/26/1847

Re: Property at 10 1/2 Bouverie Street, Glasgow, G14 0PE (“the Property”)

Parties:

Amandeep Shahpuri, 13 Aberdour Road, Ilford, Essex, IG3 9SA (“the Applicant”)

**Peter McGeachy, 10 1/2 Bouverie Street, Glasgow, G14 0PE (“the
Respondent”)**

Tribunal Members:

Mary-Claire Kelly (Legal Member) and Gerard Darroch (Ordinary Member)

Decision (in absence of the Respondent)

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined to grant an order for payment in the sum of £7,150 with interest thereon at the rate of 4%per annum running from the date of the decision of the First-tier Tribunal to grant this order, being 8 October 2026, until payment.

Background

1. By application dated 24 April 2026 the applicant seeks an order for payment in respect of rent arrears. The application was conjoined with application reference FTS/HPC/EV/26/1846 in in terms of which the applicant sought an order for possession relying on ground 12 (rent arrears for 3 or more consecutive months) in schedule 3 of the Private Housing (Tenancies)(Scotland) Act 2016.
2. The applicant lodged the following documents with the application:
 - Copy tenancy agreement

- Rent statement for the duration of the tenancy
3. A case management discussion (“cmd”) was assigned for 8 October 2026. On 21 September 2026 the applicant submitted an updated rent statement together with a request to increase the amount sought to £7,150 in terms of rule 14A.

Case management discussion – 8 October 2026- teleconference

4. The applicant was represented by Ms Wooley, solicitor, Bannatyne Kirkwood France & Co. The respondent was not present or represented. The Tribunal noted that Sheriff Officers had served papers at the respondent’s address on 11 August 2026. The Tribunal was satisfied that the respondent had received proper notice of the cmd and proceeded with the cmd in his absence.
5. Ms Wooley advised that as at the date of the cmd rent arrears had increased to £7,800. As the rent charge was £650 per month, this was equivalent to a year where no rent had been paid. Ms Wooley sought an order for payment in the restricted amount of £7,150 which reflected the arrears due when the application to amend under rule 14A had been submitted on 21 September 2026.
6. Ms Wooley sought interest at the rate of 8%. The tenancy agreement which had been lodged had a commencement date of 12 September 2025 and showed that the monthly rent due was £650. The tenancy agreement did not contain a clause allowing for interest on outstanding arrears. Ms Wooley stated that there was an outstanding mortgage over the property. She stated that in light of the respondent’s failure to make any payments since September 2025 it was reasonable that interest be awarded on the sum sought.

Findings in fact

7. Parties entered into a tenancy agreement with a commencement date of 12 September 2025.
8. The property is a one bedroom flat.
9. Monthly rent due in terms of the agreement is £650.
10. Rent arrears as at 8 October 2026 amounted to £7,800.
11. Rent arrears due at 21 September 2026 amounted to £7,150.

12. The respondent has not made any payments towards the rent or arrears since September 2025.

Reasons for the decision

13. Rule 17 (4) states:

The First-tier Tribunal may do anything at a case management discussion which it may do at a hearing, including making a decision.

14. Rule 18 states:

Power to determine the proceedings without a hearing

18.—(1) *Subject to paragraph (2), the First-tier Tribunal—*

(a) may make a decision without a hearing if the First-tier Tribunal considers that—

(i) having regard to such facts as are not disputed by the parties, it is able to make sufficient findings to determine the case; and

(ii) to do so will not be contrary to the interests of the parties; and

(b) must make a decision without a hearing where the decision relates to—

(i) correcting; or

(ii) reviewing on a point of law,

a decision made by the First-tier Tribunal.

(2) Before making a decision under paragraph (1), the First-tier Tribunal must consider any written representations submitted by the parties.

15. The Tribunal was satisfied that it was able to make a determination and that it was not contrary to parties' interest to do so at the cmd without the need for a further hearing.
16. The Tribunal had regard to the application and the documents lodged by the applicant. The Tribunal had no reason to doubt the accuracy of the rent statement that had been submitted and accepted it as an accurate representation of the payments made by the respondent.
17. The Tribunal took into account that the respondent had not lodged any defence to the application or disputed the sum sought in any way.
18. The Tribunal was satisfied that the request to amend the sum sued for had been made in compliance with rule 14A and allowed the requested amendment. The Tribunal was satisfied that arrears in the amount of £7,150 were lawfully due as at the date of the cmd.

19. The Tribunal determined that in light of the conduct of the tenancy it was reasonable to grant interest on the sum sued at the rate of 4%.

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.

M-C Kelly

Legal Member/Chair

8 October 2026_____
Date