



**Decision with Statement of Reasons of the First-tier Tribunal for Scotland
(Housing and Property Chamber) under Section 16 of the Housing (Scotland)
Act 2014**

Chamber Ref: FTS/HPC/CV/25/1412

Re: Property at 1/2 29 Wellmeadow St, Paisley, PA1 2EH (“the Property”)

Parties:

Mr Thomas McDonald, 12 Alexander Avenue, Glasgow, Scotland, G76 0JG (“the Applicant”)

Mrs Faith Moses, 1/2 29 Wellmeadow St, Paisley, PA1 2EH (“the Respondent”)

**Tribunal Members:
George Clark (Legal Member)**

Decision

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that the application should be decided without a Hearing and made an Order for Payment by the Respondent to the Applicant of the sum of £11,350.

1. By application, dated 3 April 2025, the Applicant sought an Order for Payment in respect of unpaid rent that had become lawfully due by the Respondent to the Applicant. The sum sought was ££7,100.
2. The application was accompanied by a copy of a Private Residential Tenancy Agreement between the Parties commencing on 20 December 2021 at a rent of £440 per month (subsequently increased from 24 September 2024 to £500 per month), and a pre-action protocol letter to the Respondent dated 1 April 2026 referring to arrears at that date of £7,100.
3. On 1 April 2026, the Applicant provided the Tribunal with an updated Rent Statement showing arrears of £10.450 as at that date.
4. After Case Management Discussions scheduled for 24 February 2026 and 23 April 2026 were postponed, the Tribunal advised the Parties on 7 August 2026 of the new date and time of a Case Management Discussion. On 8 August 2026, the Respondent’s representatives, Renfrewshire Citizens Advice Bureau provided the Tribunal with a statement by the Respondent. It related

exclusively, however, to an immigration hearing and contained no submissions relevant to the present application.

5. On 12 August 2026, the Applicant provided a further updated Rent Statement showing arrears of £11,650.
6. On 20 August 2026, Mrs Stella Cojocararu of Renfrewshire Citizens Advice Bureau advised the Tribunal that the Respondent was unable to attend the upcoming Case Management Discussion as it coincided with an immigration appeal hearing. Mrs Cojocararu was, however, prepared to represent the Respondent. The Tribunal decided that the Case Management Discussion should go ahead as scheduled, as no written representations indicating a substantive defence to the application had been lodged, the application had been made some 16 months ago and the Case Management Discussion had already been postponed twice.

Case Management Discussion

7. A Case Management Discussion was held by means of a telephone conference call on the morning of 9 September 2026. The Applicant was present. The Respondent was not present but was represented by Mrs Stella Cojocararu of Renfrewshire Citizens Advice Bureau.
8. The Applicant told the Tribunal that £300 had been received since 12 August 2026, the date on which he submitted to the Tribunal the latest Rent Statement. The current arrears were, therefore, £11,350.
9. Mrs Cojocararu told the Tribunal that the Respondent was not contesting the application. She accepted that the sum sought was due but could not afford rent of more than £300 per month.

Reasons for Decision

10. Rule 17 of the First-tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017 provides that the Tribunal may do anything at a Case Management Discussion which it may do at a Hearing, including making a Decision. The Tribunal was satisfied that it had before it all the information and documentation it required to enable it to decide the application without a Hearing.
11. The Tribunal was satisfied that the sum sought in the application, as amended to £11,350, had become lawfully due by the Respondent to the Applicant.

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.

G Clark

Legal Member/Chair

9 September 2026
Date