Housing and Property Chamber
First-tier Tribunal for Scotland

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

Chamber Ref: FTS/HPC/CV/26/1146

Re: Property at Flat 2/1 112 Deanston Drive, Glasgow, G41 3LQ ("the Property")

Parties:

Mr Ross McKechnie, 3 Meadows Close, Ingrave, Brentwood, CM13 3RF ("the Applicant")

Miss Urszula Jochim, Flat 125, 19 Birness Drive, Glasgow, G43 1TE ("the Respondent")

Tribunal Members:

Nairn Young (Legal Member)

Decision (in absence of the Respondent)

The First-tier Tribunal for Scotland (Housing and Property Chamber) ("the Tribunal") determined that

- Background

This is an application for an order for payment of rent arrears alleged to be owed by the Respondent in terms of her private residential tenancy agreement with the Applicant. It called for a case management discussion ('CMD') at 10am on 2 October 2026, by teleconference. The Applicant was on the call in-person. The Respondent was not on the call and was not represented. The commencement of the CMD was delayed by 10 minutes, in case of any technical difficulty; but there remained no contact from her.

A copy of the application and notice of the CMD was given to the Respondent by sheriff offers on 31 August 2026. The Tribunal was satisfied that it was reasonable to proceed on the basis that the matter was therefore undefended.

- Findings in Fact

The following facts from the application were relied on by the Tribunal, as unopposed:

1. The Respondent entered into a private residential tenancy agreement with the Applicant in respect of the Property, with a start date of 1 July 2019.

2. In terms of that agreement, rent of £620 was due on the first day of each month.

3. By notice, the rental charge was increased, first, to £695 per month, then to £1,200 per month.

4. The tenancy was terminated on 14 August 2026.

5. At the date of termination, the Respondent owed £12,714.23 in rent.

6. The Respondent has made no payments towards those arrears since that date.

- Reasons for Decision

The Respondent owes the sum sought in the application to the Applicant. An order for payment of that amount should therefore be made.

- Decision

Order made for payment by the Respondent to the Applicant of the sum of TWELVE THOUSAND, SEVEN HUNDRED AND FOURTEEN POUNDS AND TWENTY-THREE PENCE STERLING (£12,714.23).

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.

Nairn Young

13th November 2026

Legal Member/Chair **Date**