



**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 (Act)**

Chamber Ref: FTS/HPC/CV/19/0764

Re: Property at 30 Cowal Place, Dunoon, PA23 7PU (“the Property”)

Parties:

**Mr Randall Taylor, c/o Blair and Bryden Solicitors, 20A Union Street, Greenock,
PA16 8JL (“the Applicant”)**

Ms Mandy Lacey, 30 Cowal Place, Dunoon, PA23 7PU (“the Respondent”)

Tribunal Members:

Alan Strain (Legal Member)

Decision (in absence of the Respondent)

**The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the
Tribunal”) determined that the Respondent be ordered to pay the Applicant the
sum of £6,150.**

Background

This is an application for payment in respect of rent arrears under an assured tenancy under Rule 70 and section 16 of the Act.

The Tribunal had regard to the following documents:

1. Application received 8 March 2019;
2. Assured Tenancy dated 27 March 2017;
3. Statement of Arrears.

Case Management Discussion (CMD)

The case called for a CMD on 10 July 2019. The Applicant was not present but was represented by Ms Black (Solicitor). The Respondent was not present nor was she represented.

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The Tribunal were satisfied that the Respondent had been served with the notification of the CMD by Sheriff Officers on 7 June 2019. The Respondent was aware that the Tribunal could determine the matter if satisfied that it had sufficient information and it was fair to do so.

The Tribunal accordingly considered the evidence before it.

The Tribunal made the following findings in fact:

1. The Parties entered in to an assured tenancy commencing 27 March 2017;
2. Monthly rent was £500;
3. As at the date of the CMD the rent was in arrears to the sum of £6,150 which was over 12 months arrears;
4. The Respondent had persistently delayed paying rent;

In light of the above findings in fact the Tribunal determined that the arrears of rent had been established and granted the order sought.

The Tribunal granted the order for payment.

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.

Alan Strain

Legal Member/Chair

10 July 2019

Date