



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/20/1295

Re: Property at 4 Pembroke, East Kilbride, G74 3QB (“the Property”)

Parties:

Mr Anura Suriyapperuma, 79 Craighour Crescent, Edinburgh, EH17 7NP (“the Applicant”)

Mr Graeme Paul, 4 Pembroke, East Kilbride, G74 3QB (“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 to the Applicant in terms of a private residential tenancy at the Property. It called for a case management discussion at 10am on 11 September 2020, by teleconference. The Applicant called in in person. The Respondent did not call in and was not represented. The commencement of the teleconference was delayed until 10:10am, to allow for any technical issue, but there remained no contact from Respondent.

- Preliminary Matter

The Applicant had asked to be allowed to amend the sum sought in his application to £2,535, by e-mail on 25 August 2020. This had been copied to the Respondent. No objection was received. The Tribunal allowed the application to be amended in those terms.

- Findings in Fact
 1. The Applicant lets the Property to the Respondent in terms of a private residential tenancy with a start date of 23 March 2018.
 2. In terms of that tenancy agreement, rent of £485 is due each month on the 25th day of each month.
 3. The Respondent has not paid his rent in full in March, April, May, June, July or August of 2020. The only payment he has made in that period was of £375 on 15 May 2020. Consequently, he owes the Applicant £2,535 in unpaid rent for that period.
- Reasons for Decision
 4. The Respondent owes the Applicant the sum sought (as amended) and an order for payment in that amount should therefore be granted.
- Decision

Order made for payment by the Respondent to the Applicant of the amount of £2,535 (TWO THOUSAND, FIVE HUNDRED AND THIRTY-FIVE POUNDS STERLING).

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.

N. Young

11/09/2020

Legal Member/Chair

Date