

**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/23/3166**

**Re: Property at 45 Halidon Avenue, Greenfaulds, Cumbernauld, G67 4FB (“the  
Property”)**

**Parties:**

**Mrs Karen Colville-Walker, 26 Kirkview, Conddorrat, Cumbernauld, G67 4EH  
 (“the Applicant”)**

**Mr Suraj Salhotra, 45 Halidon Avenue, Greenfaulds, Cumbernauld, G67 4FB  
 (“the Respondent”)**

**Tribunal Member:**

**George Clark (Legal Member)**

**Decision (in absence of the Respondent)**

**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 £14,000.**

**Background**

1. By application, dated 7 September 2023, 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 £14,000.
2. The application was accompanied by a copy of a Short Assured Tenancy Agreement between the Parties commencing on 9 May 2016 at a monthly rent of £500, and a Rent Statement showing arrears as at 9 May 2023 of £14,000.
3. On 15 November 2023, the Tribunal advised the Parties of the date and time of a Case Management Discussion, and the Respondent was invited to make written representations by 6 December 2023. The Respondent did not make any written representations to the Tribunal.

### **Case Management Discussion**

4. A Case Management Discussion was held by means of a telephone conference call on the afternoon of 11 January 2024. The Applicant was represented by Mrs Donna Cramb of K Property, Cumbernauld. The Respondent was not present or represented.
5. The Applicant's representative told the Tribunal that the rent arrears are now £17,850 and that the Respondent is still living at the Property.

### **Reasons for Decision**

6. 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 sufficient information and documentation to enable it to decide the application without a Hearing and that it appeared that the Parties had provided all the information and documentation they wished the Tribunal to consider in arriving at its Decision.
7. The Tribunal was satisfied that the sum sought in the application 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.**

**George Clark**

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**Legal Member**

**11 January 2024**  
**Date**