



**Decision with Statement of Reasons of the First-tier Tribunal for Scotland (Housing and Property Chamber) under Section 71 (1) of the Private Housing (Tenancies) (Scotland) Act 2016**

**Chamber Ref: FTS/HPC/CV/23/3645**

**Re: Property at 65 Westfarm Crescent, Glasgow, G72 7RW (“the Property”)**

**Parties:**

**Mr Yousuf Naqvi, 51 Riverton Road, Manchester, M20 5QH (“the Applicant”)**

**Teresa Mary Reynolds, The Wheatsheaf Inn, 77 Main Street, Torrance, G64 4EN (“the Respondent”)**

**Tribunal Members:**

**Andrew McLaughlin (Legal Member)**

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

**[1] The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) granted the Application and made a Payment Order in favour of the Applicant against the Respondent in the sum of £13,400.00 with interest at the rate of 8 per cent per year from today’s date until payment.**

**Background**

[2] The Applicant seeks a Payment Order in respect of rent arrears said to have been accrued by the Respondent under a tenancy agreement between the parties. The Application is accompanied by a copy of the tenancy agreement and rent statements.

**The Case Management Discussion**

[3] The Application called for a Case Management Discussion (“CMD”) by conference call at 2pm on 20 March 2024. The Applicant was personally present. The Applicant confirmed that he now resided at 51 Riverton Road, Manchester, M20 5QH. The Applicant’s address was accordingly amended. There was no appearance by or on behalf of the Respondent. Service of the Application and details of the CMD had been competently effected on the Respondent by Sheriff Officers and so the Tribunal decided to proceed in the absence of the Respondent.

[4] Having heard from the Applicant and having considered the documentation, the Tribunal made the following findings in fact.

### **Findings in Fact**

- I. *The parties entered into a tenancy agreement whereby the Applicant let the Property to the Respondent;*
- II. *The Respondent fell into rent arrears and left the Property with the sum of £13,400.00 lawfully due as rent to the Applicant;*
- III. *The Respondent has not engaged with the Tribunal process.*

### **Reasons for Decision**

[5] Having made the above findings in fact, the Tribunal granted the Application and made a Payment Order in favour of the Applicant against the Respondent in the sum of £13,400.00 with interest at the rate of 8 per cent per year from today’s date until 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.

**Andrew McLaughlin**

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Legal Member/Chair

**20 March 2024**

Date