



**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/24/0303**

**Property : 49 Millgate Road, Hamilton ML3 8JX (“Property”)**

**Parties:**

**Yu Property Investment Ltd, 296 Farnborough Road, 48 Grandview,  
Farnborough, Hampshire GU14 7GZ (“Applicant”)**

**Jewel Homes, Atrium Business Park, North Caldeen Road, Coatbridge ML5 4EF  
(“Applicant’s Representative”)**

**Diane Gilchrist, 49 Millgate Road, Hamilton ML3 8JX (“Respondent”)**

**Tribunal Members:**

**Joan Devine (Legal Member), Mary Lyden (Ordinary Member)**

**Decision**

**The First-tier Tribunal for Scotland (Housing and Property Chamber)  
(“Tribunal”) determined that an order for payment of £2414.39 should be made.**

**Background**

The Applicant sought an order for payment of £2414.39 in respect of rent arrears. The Applicant had lodged Form F. The documents produced were a rent statement and a tenancy agreement which commenced on 5 February 2021. The Tribunal had sight of a certificate of service by sheriff officer evidencing service of the Application on the Respondent on 11 April 2024.

**Case Management Discussion**

A Case Management Discussion (“CMD”) took place before the Tribunal on 20 May 2024. The Applicant was represented by Vikki McGuire of the Applicant’s Representative. The Respondent was not in attendance. The Tribunal noted that the arrears covered the period May 2023 to January 2024. Ms McGuire said that the arrears were now £2516.91. Ms McGuire told the Tribunal that the Respondent was not in employment and payments towards the rent and arrears were paid via housing benefit.

## **Findings in Fact**

The Tribunal made the following findings in fact:

1. The Applicant and the Respondent entered into a Tenancy Agreement which commenced on 5 February 2021 ("Tenancy Agreement").
2. In terms of the Tenancy agreement the rent was £550 per month.
3. The Respondent failed to pay the rent in full for the period 4 May 2023 to 5 January 2024. The unpaid amount was £2414.39

## **Reasons for the Decision**

The Tribunal determined to make an Order for payment. In terms of the tenancy agreement rent was due at the rate of £550 per month. The rent was not paid in full for the period 4 May 2023 to 5 January 2024. The unpaid amount was £2414.39

## **Decision**

The Tribunal grants an order for payment of £2414.39.

## **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.**

# J Devine

Legal Member

Date : 20 May 2024