



**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/24/0031

Re: Property at 26 Iona Court, Dreghorn, Irvine, KA11 4JL (“the Property”)

Parties:

**Mr Richard Clyde, 49 Brone Road, Coleraine, Co Londonderry, Northern Ireland,
BT51 4EQ (“the Applicant”)**

**Miss Lorna Carey, 26 Iona Court, Dreghorn, Irvine, KA11 4JL (“the
Respondent”)**

Tribunal Members:

Alison Kelly (Legal Member) and Gordon Laurie (Ordinary Member)

Decision (in absence of the Respondent)

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

Background

1. The Applicant lodged an application on 4th January 2024 under Rule 70 of the First Tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017 (“the Rules”) seeking payment of a sum of rent arrears.
2. Lodged with the Application were:
 - a. Copy Private Residential Tenancy dated 7th March 2017 and showing a rent of £450 per month
 - b. Rent Statement
3. The Application was served on the Respondent by Sheriff Officer on 20th March 2024.

Case Management Discussion

4. The Case Management Discussion (“CMD”) took place by teleconference. The Applicant was represented by Mr Ferry of Wallace Hodge, Solicitors. There was no attendance by the Respondent, nor any representative on her behalf.
5. The Chairperson confirmed the purposes of a CMD in terms of Rule 17 of the Rules.
6. Mr Ferry asked that an order be granted for payment, in the amount of £6250, being the sum due as shown on the rent statement and being the arrears due as at 4th January 2024.

Findings in Fact

- i. The parties entered in to a tenancy agreement for rent of the property;
- ii. The monthly rent was £450;
- iii. On 4th January 2024 the rent arrears owed were £6250.

Reasons for Decision

7. The Respondent owes rent to the Applicant as at 4th January 2024 in the amount of £6250.

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.

Alison J Kelly

24/06/2024

Legal Member/Chair

Date