



**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/24/2084

Re: Property at 158 Croftside Avenue, Glasgow, G44 5ND (“the Property”)

Parties:

Mr Stephen Broadley, 6 Railway Road, Airdrie, ML6 9AB (“the Applicant”)

**Ms Elizabeth Keenan, Morgan Keenan, 158 Croftside Avenue, Glasgow, G44
5ND (“the Respondent”)**

Tribunal Members:

Alison Kelly (Legal Member)

Background

1. On 7th May 2024 the Applicant lodged an application under Rule 111 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 15th May 2019 and showing a rent of £595 per month
 - b. Rent Increase Notice dated 7th October 2021 raising the rent to £625 per month
 - c. Rent Statement showing arrears of £3728.30 as at the end of April 2024
3. The Application was served on the Respondent by Sheriff Officer on 22nd August 2024.

Case Management Discussion

4. The Case Management Discussion (“CMD”) took place on 23rd September 2024 by teleconference. The Applicant was represented by Miss Kent, letting agent of SBC Properties. The Respondents did not attend and were not represented.
5. The Chairperson confirmed the purposes of a CMD in terms of Rule 17 of the Rules.
6. Miss Kent asked that an order be granted for payment, in the amount of £3728.30, being the sum due as shown on the rent statement and being the arrears due as at the end of April 2024, being when the Respondents vacated the property.

Findings in Fact

- i. The parties entered in to a tenancy agreement for rent of the property;
- ii. The monthly rent was £595, rising to £625 per month;
- iii. The respondents vacated the property at the end of April 2024;
- iv. Rent arrears owed as at the end of April 2024 were £3728.30.

Reasons for Decision

7. The Respondents owe rent to the Applicant as at the end of April 2024 in the amount of £3728.30.

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 Kelly

Legal Member/Chair

Date: 23 September 2024