



**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/24/1778**

**Re: Property at 7 Sinclair Place, Falkirk, FK2 7QR (“the Property”)**

**Parties:**

**Northwood Central Ltd, 9-11 Bank Street, Falkirk, FK1 1NB (“the Applicant”)**

**Miss Karen Glennon, Mr Jason Anderson, 7 Sinclair Place, Falkirk, FK2 7QR  
 (“the Respondent”)**

**Tribunal Members:**

**Alison Kelly (Legal Member)**

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

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

**Background**

1. On 18<sup>th</sup> April 2024 the Applicant lodged an application 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 Short Assured Tenancy dated 6<sup>th</sup> June 2017 with an initial term from 6<sup>th</sup> June 2017 to 6<sup>th</sup> December 2017 and monthly thereafter and showing a rent of £525 per month
  - b. Rent Statement showing arrears of £4324 as at 6<sup>th</sup> April 2024

3. The Application was served on the Respondent by Sheriff Officer on 6<sup>th</sup> September 2024.
4. On 1<sup>st</sup> October 2024 the Applicant's agent lodged an up to date rent statement showing the arrears to 6<sup>th</sup> September 2024 as £7302.

### **Case Management Discussion**

5. The Case Management Discussion ("CMD") took place on 14<sup>th</sup> October 2024 by teleconference. The Applicant was represented by Anne Johnstone, Director of the Applicant. The Respondents did not attend and were not represented.
6. The Chairperson confirmed the purposes of a CMD in terms of Rule 17 of the Rules.
7. Ms Johnstone asked that an order be granted for payment, in the amount of £7302, being the sum due as shown on the rent statement and being the arrears due as at 6<sup>th</sup> September 2024. The Respondents were still living in the property.

### **Findings in Fact**

- i. The parties entered in to a tenancy agreement for rent of the property;
- ii. The monthly rent is £525;
- iii. As at 6<sup>th</sup> September 2024 the rent arrears owed were £7302.

### **Reasons for Decision**

8. The Respondent owes rent to the Applicant in the amount of £7302.

### **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**

**14 October 2024  
Date**