



**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/24/2167**

**Re: Property at Flat 2/1, 4 Christie Street, Paisley, PA1 1NB (“the Property”)**

**Parties:**

**Mr Ronnie Wilson, 109 Orchard Park Avenue, Thornliebank, Glasgow, G46 7BW (“the Applicant”)**

**Miss Pamela Armour, Unknown, Unknown (“the Respondent”)**

**Tribunal Members:**

**Nairn Young (Legal Member)**

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

**The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that**

- Background

This is an application for an order for payment of rent arrears alleged to be owed by the Respondent in terms of her private residential tenancy agreement with the Applicant. It called for a case management discussion (‘CMD’) at 2pm on 28 October 2024, by teleconference. The Applicant was on the call in-person. The Respondent was not on the call and was not represented. The commencement of the CMD was delayed by 10 minutes, in case of any technical difficulty; but there remained no contact from her.

Notice of the CMD was served by advertisement placed on the Tribunal’s website on 4 October 2024. The Respondent was thus taken to have had the date intimated on

her on 19 October 2024. The Tribunal was satisfied that it was reasonable to proceed on the basis that the matter remained undefended.

- Findings in Fact

The following facts from the application were relied on by the Tribunal, as unopposed:

1. The Respondent occupied the Property in terms of a private residential tenancy, with a start date of 4 October 2019.
2. Rent of £550 is due on the thirtieth of each month, in terms of the tenancy agreement.
3. No later than 17 June 2024, the Respondent had vacated the Property, terminating the lease.
4. On termination of the lease, the Respondent owed the Applicant £8,173 in unpaid rent.
5. No payment towards the arrears has been made since that time.

- Reasons for Decision

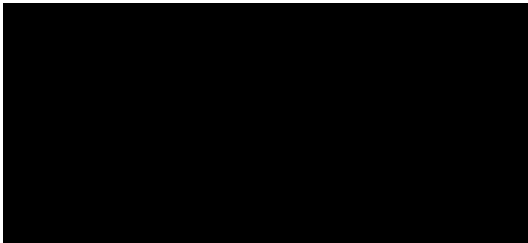
6. The sum sought is owed by the Respondent to the Applicant, so an order for payment in that amount should be made.

- Decision

**Order made for payment by the Respondent to the Applicant of the sum of EIGHT THOUSAND, ONE HUNDRED AND SEVENTY-THREE POUNDS STERLING (£8,173).**

## 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.



28 October 2024

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Date