



**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/24/1297**

**Re: Property at 12 Kinnoull Place, Blantyre, G72 0BQ (“the Property”)**

**Parties:**

**Mr Jim Quinn, Wellbrae Cottage, Glassford, ML10 6TX (“the Applicant”)**

**Mr Gary Burt and Ms Jan Orr, whose present whereabouts are unknown (“the Respondents”)**

**Tribunal Members:**

**George Clark (Legal Member)**

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

**The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that the application should be decided without a Hearing and made an Order for Payment by the Respondents to the Applicant of the sum of £3,000.**

**Background**

1. By application, received by the Tribunal on 18 March 2024, the Applicant sought an Order for Payment in respect of unpaid rent that had become lawfully due by the Respondents to the Applicant. The sum sought was £3,000.
2. The application was accompanied by a copy of a Tenancy Agreement between the Parties, commencing on 1 February 2020 at a monthly rent of £500, and a Rent Statement showing arrears on 1 March 2024 of £3,000.
3. On 25 August 2024, the Tribunal advised the Parties of the date and time of a Case Management Discussion, and the Respondents were invited to make written representations by 11 September 2024. Sheriff Officers were, however, unable to serve the case papers on the Respondents as they

had vacated the Property and their whereabouts were unknown. Accordingly, service was effected by advertisement on the Tribunal's website between 12 November 2024 and 17 December 2024. The Respondents did not make any written representations to the Tribunal.

### **Case Management Discussion**

4. A Case Management Discussion was held by means of a telephone conference call on the afternoon of 17 December 2024. The Applicant was present. The Respondents were not present or represented.
5. The Applicant told the Tribunal that no payments have been received since the date of the application.

### **Reasons for Decision**

6. Rule 17 of the First-tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017 provides that the Tribunal may do anything at a Case Management Discussion which it may do at a Hearing, including making a Decision. The Tribunal was satisfied that it had before it all the information and documentation it required to enable it to decide the application without a Hearing.
7. The Tribunal was satisfied that the sum sought in the application had become lawfully due by the Respondent to the Applicant.

### **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.**

George Clark

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**Legal Member/Chair**

**17 December 2024**  
**Date**