



**Decision with Statement of Reasons of the First-tier Tribunal for Scotland  
(Housing and Property Chamber) under Section 71(1) of the Private Housing  
(Tenancies) Scotland Act 2016**

**Chamber Ref: FTS/HPC/CV/24/0754**

**Re: Property at 30 Esslemont Avenue, Glasgow, G14 9BX (“the Property”)**

**Parties:**

**Ms Abigail Thomson, Miss Lindsay Mitchell, 23 Eagle Street, Suite 5, Platinum House, Glasgow, G4 9XA (“the Applicant”)**

**Miss Emma Byrne, Mr Liam Joseph Reilly, unknown, unknown; unknown, unknown (“the Respondent”)**

**Tribunal Members:**

**Mark Thorley (Legal 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 by the Respondent to the Applicant in the sum of One Thousand Three Hundred and Ninety Three Pounds and Twelve Pence (£1393.12) be made.**

- Background

The Applicant applied to the Tribunal for an order of payment by application dated 12 February 2024. The Applicant had obtained a previous order for payment against the Respondent in the sum of £2300.00. The sum applied for in this application represented the remaining arrears that was due.

The application was accepted for determination on 16 April 2024.

The application was served on the Respondent by advertisement.

- The Case Management Discussion

There was no appearance by or for the Respondent. The Applicant was represented by Mr Mouat of Western Lettings. Mr Mouat confirmed that the tenants had left the property and that the rent in the sum of £1393.12 remained outstanding.

- Findings in Fact

- (1) The parties entered in to a Private Residential Tenancy Agreement dated 26 May 2021.
- (2) Rent was due to be paid at the rate of £585 per month.
- (3) At the conclusion of the tenancy the sum of £1393.12 was outstanding.

- Reasons for Decision

The paperwork disclosed that the Respondent was in arrears of rent of £1393.12. The agent for the Appellant confirmed this. There was a previous payment order made against the Respondent which had not been paid. The Tribunal accepted all this evidence.

- Decision

**An order for payment by the Respondent to the Applicant in the sum of One Thousand Three Hundred and Ninety Three Pounds and Twelve Pence (£1393.12).**

### **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.**

# M Thornley

5<sup>th</sup> of February 2025

---

Legal Member/Chair

---

Date