



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 and under The Tenancy Deposit Schemes (Scotland) Regulations 2011 ("The Regulations")

Chamber Ref: FTS/HPC/CV/24/3620 and FTS/HPC/PR/24/3619

Re: Property at Flat 2/2, 48 Daisy Street, Glasgow, G42 8HF ("the Property")

Parties:

Ms Saffa Khan, 92 Dixon Avenue, Glasgow, G42 8EJ ("the Applicant")

H & V Properties Ltd, 1008 Pollokshaws Road, Glasgow, G41 2HG ("the Respondent")

Tribunal Members:

Andrew McLaughlin (Legal Member)

Decision (in absence of the Respondent)

[1] The First-tier Tribunal for Scotland (Housing and Property Chamber) ("the Tribunal") refused the Applications.

Case Management Discussion

[2] When this Application called for a Case Management Discussion ("CMD") by conference at 2pm on 9 April 2025, the Applicant was neither present nor represented. As the Application had been competently served on the Applicant, the Tribunal decided to proceed in the Respondent's absence.

[3] A Zoe Brooks joined the call and explained that she was representing H&V Properties Ltd but that they had absolutely nothing to do with these Applications and had nothing to do with the Property. Ms Brooks explained that the Property was actually owned by H&V Properties Glasgow Ltd with company number SC234027.

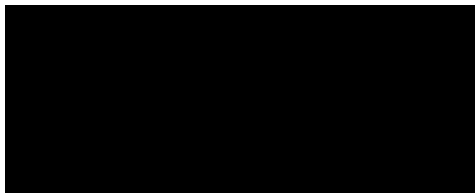
[4] The Tribunal noted that the Applicant's non-attendance made it impossible to hear any response from the Applicant to what appeared to be a credible defence to the Applications.

Decision

[5] Accordingly, the Tribunal refused the Applications.

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.

A large black rectangular box redacting the signature of the Legal Member/Chair.

Legal Member/Chair

9 April 2025

Date