



**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/24/2608

Re: Property at 13 Burnmouth, Bearsden, G61 3PG (“the Property”)

Parties:

Mr David Laird, W32 Plot 4 T5 Flat 3402, Etihad Towers, Abu Dhabi, United Arab Emirates (“the Applicant”)

Mr Bradley McKay and Mrs Gillian McKay, both Flat 0/1, 5 Alexander Grove, Bearsden, Glasgow, G61 3EE (“the Respondents”)

Tribunal Member:

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 could be decided without a Hearing and issued an Order for Payment against the Respondents for payment to the Applicant of the sum of £4,505.02.

Background

1. By application, dated 6 June 2024, the Applicant sought an Order for Payment in respect of unpaid rent that had become lawfully due by the Respondent to the Applicants. The sum sought was £4,506.02.
2. The application was accompanied by copies of a Private Residential Tenancy Agreement between the Parties, commencing on 24 August 2022 at a rent of £1,395 per month. The Applicant later provided a Rent Statement showing arrears as at the date of the application of £5,901.02, reduced to £4,506.02 by release to the Applicants of the deposit of £1,395 in September 2024.
3. On 15 February 2025, 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 8 March 2025. 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 morning of 2 April 2025. The Applicant was represented by Miss Sharon Cook of Coda Estates, Glasgow. The Respondents were not present or represented.
5. The Applicant's representative told the Tribunal that no money had been received from the Respondents 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 has become lawfully due by the Respondents 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 (Legal Member)

Legal Member/Chair

2 April 2025
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