



**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/25/1711

Re: Property at 94 Burleigh Street, Coatbridge, ML5 4JH (“the Property”)

Parties:

Mr Omar Iqbal, 112 Haggs Road, Glasgow, G41 4AT (“the Applicant”)

Kirsty Bennett, 94 Burleigh Street, Coatbridge, ML5 4JH (“the Respondent”)

Tribunal Members:

Alison Kelly (Legal Member) and Nicholas Allan (Ordinary 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 should be made.

Background

1. On 18th April 2025 the Applicant lodged an application under Rule 111 of the First Tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017 (“the Rules”) seeking payment of a sum of rent arrears.
2. Lodged with the Application were:
 - a. Copy Private Residential Tenancy commencing 5th October 2022 and showing a rent of £700 per month
 - b. Rent Statement showing arrears of £7700 as at 18th April 2025
3. The Application was served on the Respondent by Sheriff Officer on 1st May 2025.

Case Management Discussion

4. The Case Management Discussion (“CMD”) took place on 5th June 2025 by teleconference. The Applicant was represented by Ms Hunter of HomeLink Estate Agents and Letting. The Respondent did not attend and was not represented.
5. The Chairperson confirmed the purposes of a CMD in terms of Rule 17 of the Rules.
6. Ms Hunter asked that an order be granted for payment, in the amount of £7700, being the sum due as shown on the rent statement and being the arrears due as at 18th April 2025.

Findings in Fact

- i. The parties entered in to a tenancy agreement for rent of the property;
- ii. The monthly rent was £700;
- iii. At 18th April 2025 the rent arrears owed are £7700.

Reasons for Decision

The Respondent owes rent to the Applicant as at 18th April 2025 in the amount of £7700.

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.

Alison Kelly

5th June 2025

Legal Member/Chair

Date

