



**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/24/4145

**Re: Property at 0/1 357 Glasgow Harbour Terrace, Glasgow, G11 6EB (“the
Property”)**

Parties:

**Eripsa Limited, Eldo House, Monkton Road, Prestwick, KA9 2PB (“the
Applicant”)**

**Mr Jonathan Freeman, 105 Friars Court, Kirkintilloch, G66 2AU (“the
Respondent”)**

Tribunal Members:

Alison Kelly (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 should be made.**

Background

1. On 3rd September 2024 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 with a commencement date of 1st March 2024 and showing a rent of £875 per month;
 - b. Rent Statement showing arrears of £1691.66 as at 1st June 2024;
 - c. Email from the Agent confirming the sum of £781 had been recovered from the deposit.
3. The Application was served on the Respondent by Sheriff Officer on 4th April 2025.

Case Management Discussion

4. The Case Management Discussion (“CMD”) took place on 13th June 2025 by teleconference. The Applicant was represented by Ms Doyle of Lox Property. The Respondent was not present and was not represented.
5. The Chairperson confirmed the purposes of a CMD in terms of Rule 17 of the Rules.
6. Ms Doyle asked that an order be granted for payment, in the amount of £910.66, being the sum due as shown on the rent statement and being the arrears due as at 1st June 2024 of £1691.66, less the sum recovered by way of the deposit being £781.

Findings in Fact

- i. The parties entered in to a tenancy agreement for rent of the property;
- ii. The monthly rent was £875;
- iii. The Respondent vacated the property on 1st June 2024;
- iv. At the end of the tenancy the rent arrears owed were £1691.66
- v. The Applicant received £781 towards the arrears from the deposit.

Reasons for Decision

The Respondent owes rent to the Applicant in the amount of £910.66.

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

13 June 2025

Legal Member/Chair

Date