

**Housing and Property Chamber**  
First-tier Tribunal for Scotland

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

**Chamber Ref: FTS/HPC/CV/24/5536**

**Re: Property at Flat 2/1, 67 Onslow Road, Clydebank, G81 2PN (“the Property”)**

**Parties:**

**Palestrina Properties Ltd., 15 Richmond Drive, Cambuslang, Glasgow, G72 8BH (“the Applicant”)**

**Ms Gayle Doran, Miss Hanna Higgins, Mr Jordan Higgins, 86 Tallant Road, Drumchapel, Glasgow, Lanarkshire, G15 7PX; 86 Tallant Road, Drumchapel, Glasgow, Lanarkshire, G15 7PX; 77 Albert Road, Clydebank, Dunbartonshire, G81 3BQ (“the Respondent”)**

**Tribunal Members:**

**Alan Strain (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 be granted in the sum of £4,214.**

**Background**

This is an application under Rule 111 of ***The First-tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017 (Rules)*** and section 71(1) of the Act in respect of a claim for payment of rent arrears.

The Tribunal had regard to the following documents lodged in advance of the Hearing:

1. Application received 3 December 2024;
2. PRTA commencing 1 March 2021;
3. Rent statement;
4. Sheriff Officer’s Certificate of Service of the CMD Notification on the Respondents dated 4 June 2025.

## **Case Management Discussion (CMD)**

The case called for a CMD by conference call on 14 July 2025. The Applicant participated and was represented by one of its Directors, Ms Isla Johnston. The Respondents did not participate and were not represented.

The Tribunal delayed the start of the CMD to see if the Respondents would participate but they did not.

The Tribunal were satisfied that the Respondents had received notification of the Case Management Discussion and that the Tribunal could determine the matter if it considered it had sufficient information to do so and the procedure was fair. The notification also advised the Respondents that they should attend and the Tribunal could determine the matter in absence if they did not.

The Tribunal then considered the documentary evidence it had received from the Applicant and in so far as material made the following findings in fact:

1. The Parties let the subjects under a PRTA commencing 1 March 2021;
2. The monthly rent was £500;
3. The Respondents were due £4,214 at conclusion of the tenancy.

## **Decision and Reasons**

The Tribunal was satisfied that in the circumstances the Applicant was due payment of the rent arrears from the Respondent and granted the order sought in the amount of £4,214.

## **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.**

**Since an appeal is only able to be made on a point of law, a party who intends to appeal the tribunal's decision may wish to request a Statement of Reasons for the decision to enable them to identify the point of law on which they wish to appeal. A party may make a request of the First-tier Tribunal for Scotland (Housing and Property Chamber) to provide written reasons for their decision within 14 days of the date of issue of this decision.**

**Where a Statement of Reasons is provided by the tribunal after such a request, the 30 day period for receipt of an application for permission to appeal begins on the date the Statement of Reasons is sent to them.**

# A. Strain

14 July 2024

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Legal Member/Chair

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Date