



**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/25/0304**

**Re: Property at 7 Glenacre Drive, Airdrie, North Lanarkshire, ML6 8BS (“the  
Property”)**

**Parties:**

**Mr Lee Johnston, 10 Strone Place, Airdrie, ML6 8FP (“the Applicant”)**

**Mrs Jennifer Anderson, 30 South Commonhead Avenue, Airdrie, ML6 6NU  
 (“the Respondent”)**

**Tribunal Members:**

**Andrew Cowan (Legal Member)**

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that the sum of £1185.66 is lawfully due by the Respondent and granted an order for payment of that sum by the Respondent to the Applicant.

**Background**

1. By an application dated 23<sup>rd</sup> January 2025 the Applicant sought an order for payment of £1185.66 from the Respondent in respect of rent arrears.
2. A Case Management Discussion (“CMD”) took place by teleconference on 18<sup>th</sup> July 2025.
3. Both the Applicant and the Respondent joined the CMD conference call. The Applicant confirmed that he was no longer represented by Aquila Management Services Limited.
4. At the CMD the Tribunal was able to consider:
  - a. The terms of a tenancy agreement between the parties. The tenancy agreement was a Private Residential Tenancy Agreement in relation to

the Property. The tenancy between the parties had commenced 15th July 2021. The monthly rent due in terms of the tenancy agreement between the parties was £500.00 per month.

- b. A rent statement showing the sum of £1185.66 as due by the Respondent to the Applicant by way of rent arrears as of 1<sup>st</sup> December 2024.

### **Further Information:**

5. At the CMD parties confirmed that the Tenancy had terminated on or around 2 December 2024. Parties also confirmed that the Respondent had not paid a deposit at the start of the tenancy between the parties.
6. The Respondent accepted that she was due to pay the Respondent the sum of £1185.66, being rent arrears due by the Respondent to the Applicant as at the date of the termination of the tenancy between the parties.
7. The Respondent did not wish to seek further time to seek advice or assistance in relation to the debt which she admitted was due to the Respondent.
8. The Respondent confirmed that she is not currently working. She has no proposals to make in relation to paying the sum due by way of instalments.

### **Findings in fact, and in fact and law; reasons for decision**

9. The Applicant let the Property to the Respondent in terms of a written tenancy agreement which commenced on 15<sup>th</sup> July 2024. The monthly rent due in terms of the tenancy agreement between the parties was £50.00 per month.
10. As at the date of this CMD, the Respondent have accrued arrears of rent under the terms of the tenancy agreement between the parties in the sum of £1185.66.
11. As at the date of this CMD that sum of £1185.66 remains due and owing by the Respondent to the Applicant in respect of arrears of rent incurred by the Respondent during the term of the tenancy.

### **Decision**

Under rule 17(4) of the Procedure Rules the First-Tier Tribunal may do anything at a case management discussion which it may do at a hearing, including making a decision.

The Tribunal accordingly granted an order for payment by the Respondent to the Applicant in the sum of £1185.66.

### **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.**

Andrew Cowan

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Andrew Cowan

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Legal Member/Chair

18 July 2025

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Date