



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

Chamber Ref: FTS/HPC/CV/24/5395

Property at 2/2 46 Pleasance Street, Glasgow, G43 1SW (“the Property”)

Parties:

**Mr Aleksandar Kocic, Ms Jelena Milicev, 2/1 29 Bellshaugh Gardens, Glasgow,
G12 0SA; 2/1 29 Bellshuagh Gardens, Glasgow, G12 0SA (“the Applicant”)**

**Mr Younis Ali, Flat 0/3 24 Clifford Street, Glasgow, G51 1NU (“the
Respondent”)**

Tribunal Members:

Josephine Bonnar (Legal Member)

Decision - in absence of the Respondent

**The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the
Tribunal”) determined that a payment order for £3914.25 should be granted
against the Respondent in favour of the Applicant.**

Background

1. The Applicant seeks a payment order in relation to unpaid rent. A tenancy agreement, rent statement and copies of previous eviction and payment orders were lodged with the application.
2. A copy of the application was served on the Respondent, and parties were notified that a case management discussion (“CMD”) would take place on 16 June 2025 at 2pm by telephone conference call and that they were required to participate.
3. The CMD took place on 16 June 2025. The Applicants participated. The Respondent did not participate and was not represented.

Summary of discussion at the Case Management Discussion

4. The Applicants told the Legal Member that they have had no recent contact with the Respondent. They confirmed that the Respondent was evicted on 18 October 2024. The previous payment order issued by the Tribunal covered the arrears up to the end of April 2024. The additional arrears due for the period between 1 May and 18 October 2024 are £3914.25. The Applicants also advised that they recovered the tenancy deposit, but this was used to cover some of the costs associated with re-instating the property as a result of damage caused by the Respondent. The Legal Member was also told that Sheriff Officers were instructed to try to recover the sum specified in the previous order. They were unsuccessful and were told by the Respondent that he had lost his job.

Findings in Fact

5. The Applicants are the owners and landlords of the property.
6. The Respondent is the former tenant of the property. He was evicted on 18 October 2024
7. The Respondent was due to pay rent at the rate of £700 per month.
8. The Respondent owes the sum of £3914.25 in unpaid rent to the Applicants for the period 1 May 2025 to 18 October 2025.

Reasons for Decision

9. Based on the documents lodged with the application, and the information provided at the CMD, the Legal Member is satisfied that the Respondent owes the sum of £3914.25 in unpaid rent and that the Applicants are entitled to a payment order for this sum.

Decision

10. The Tribunal determines that an order for payment should be granted against the Respondent.

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.

J.Bonnar

Legal Member

16 June 2025