



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

**Chamber Ref: FTS/HPC/CV/25/0403**

**Re: Property at 16 Saughs Gate, Robroyston, Glasgow, G33 1HH (“the Property”)**

**Parties:**

**Ms Linda Bowie, 24 Lochlea Road, Troon, KA10 7BN (“the Applicant”)**

**Mr Liam Jeffrey, Ms Kathleen Quinn, 16 Saughs Gate, Robroyston, Glasgow, G33 1HH (“the Respondent”)**

**Tribunal Members:**

**Andrew McLaughlin (Legal Member) and Gerard Darroch (Ordinary Member)**

**Decision (in absence of the Respondent)**

**[1] The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) made a Payment Order in favour of the Applicant against the Respondent in the sum of £10,740.00.**

**Background**

[2] The Applicant seeks a Payment Order in respect of rent arrears said to be lawfully due by the Respondents to the Applicant under a tenancy between the parties. The Application is accompanied by a copy of the tenancy agreement and rent statements.

**Case Management Discussion**

[3] The Application called for a Case Management Discussion (CMD) by conference call at 10 am on 3 July 2025. The Applicant was personally present along with her representative, Ms McGinley of Premier Lets. The Respondents were both personally present.

[4] The Tribunal discussed the Application with Ms McGinley and also directly with the Respondents. The Respondents have not paid rent for a considerable period of time and now have rent arrears in the sum of £10,740.00. They accept that these sums are due. The Respondents explained that they had fallen into financial hardship. The Respondents made a somewhat vague reference to a shower not having been working correctly but it was quickly established that this shower in any event had been replaced at the start of 2025. No rent had then been paid. There was no reason given for the non-payment.

[5] Having heard from parties, the Tribunal made the following findings in fact.

### **Findings in fact**

1. *The Parties entered into a tenancy agreement in terms of which the Applicant let the Property to the Respondents.*
2. *The sum of £10,740.00 is currently lawfully due as rent arrears by the Respondents to the Applicant.*

### **Decision**

[6] Having made the above findings in fact, the Tribunal granted the Application and made a Payment Order in favour of the Applicant against the Respondents in the sum of £10,740.00.

### **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 McLaughlin

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Legal Member/Chair

3 July 2025  
Date

