



**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/25/0735

**Re: Property at 7A TARBOLTON ROAD, CUMBERNAULD, G67 2AG (“the
Property”)**

Parties:

**Mr Stewart Hale, Harness Barn, 4 Knowl Bank Road, Audley, Stoke on Trent, ST7
8DT (“the Applicant”)**

**MS SHANNON LINDSAY, 7A TARBOLTON ROAD, CUMBERNAULD, G67 2AG
 (“the Respondent”)**

Tribunal Members:

Alastair Houston (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 of £2092.32 be made in favour
of the Applicant.**

1. Background

1.1 This is an application under Rule 111 of the Chamber rules whereby an order for payment was sought in respect of arrears of rent. The application was accompanied by copies of the tenancy agreement between the parties and a rent statement.

1.2 No representations had been received from the Respondent in advance of the Case Management Discussion.

2. The Case Management Discussion

2.1 The Case Management Discussion took place on 4 August 2025 by teleconference. The Applicant was represented Mr George Reynolds of

Smart Move Estate Agents. The Respondent was neither present nor was she represented.

2.2 Mr Reynolds confirmed that he wished to proceed in the Respondent's absence. The Tribunal noted that intimation of the application and Case Management Discussion had been given to the Respondent by sheriff officers and therefore deemed it appropriate to proceed as permitted by rule 29 of the Chamber rules.

2.3 Mr Reynolds confirmed that the rent due was £450.00 per month. The Respondent had now left the property. The sum of £2092.32 was the rent which remained unpaid since then. The Tribunal indicated that it would grant the order sought.

3. Reasons For Decision

3.1 The tenancy agreement between the parties contained an obligation upon the Respondent to make payment of £450.00 per month in rent. The statement provided by the Applicant detailed the sums outstanding. In the absence of any representations by the Respondent as to why the sum would not be lawfully due, the Tribunal granted the order sought.

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.

Alastair Houston

4th August 2025

Legal Member/Chair

Date