



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

**Chamber Ref: FTS/HPC/CV/25/0383**

**Re: Property at 3 Avon Drive, Linwood, PA3 3RF (“the Property”)**

**Parties:**

**Mr Surjit Singh, 11 Barnhill Drive, Glasgow, G77 5FY (“the Applicant”)**

**Miss Stacey Quin, 3 Avon Drive, Linwood, PA3 3RF (“the Respondent”)**

**Tribunal Members:**

**Martin McAllister (Legal Member) and Sara Hesp (Ordinary Member)**

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

**The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that an order of payment be made requiring the Respondent to pay the sum of FIVE THOUSAND FIVE HUNDRED AND SEVENTY FOUR POUNDS and 48 pence (£5574.48) to the Applicant.**

**Background**

1. This is an application for payment of £4759.98 in respect of rent arrears.
2. A case management discussion was held by teleconference on 8 August 2025. The Applicant was not present but was represented by Mrs Jessica Fernando.
3. There was no appearance by the Respondent. The tribunal noted that it had a Sheriff Officer’s certificate of intimation which confirmed that the details of the arrangements for the case management discussion had been intimated to the Respondent on 2 July 2025.

## **Preliminary Matter**

4. Mrs Fernando indicated that she wished the sum claimed to be amended from that stated in the application. She referred the tribunal to two emails which she had submitted and which were accompanied by rent statements.
5. Mrs Fernando's email of 4 July 2025 stated that she wanted the sum to be amended to £5574.48 and a supporting rent statement accompanied the email. Mrs Fernando said that the email seeking the amendment had not been copied to the Respondent.
6. Mrs Fernando's email of 1 August 2025 stated that she wanted the sum to be amended to £5619.48 and a supporting rent statement accompanied the email. Mrs Fernando said that the email seeking the amendment had not been copied to the Respondent.
7. The tribunal noted that the Tribunal administration had copied both emails and rent statements to the Respondent.
8. The terms of Rule 14 A of the First-tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017 were considered. The rule requires that the Applicant is obliged to intimate the amendment to the Respondent and the First-tier Tribunal at least 14 days prior to the case management discussion. The Applicant had submitted the second request for amendment 7 days prior to the case management discussion and the tribunal determined that the amendment sought should not be granted. The tribunal had sent a copy of the first request for amendment to the Respondent who would therefore be aware of it. In all the circumstances, the tribunal allowed the claim to be amended to £5574.48.

## **The case management discussion**

### **Documents before the tribunal**

- 9.1 Copy of the private residential tenancy agreement for the Property dated 16 March 2021 showing the commencement of the tenancy to be 12 March 2021 and the monthly rent to be £530. The tenancy agreement showed the tenant to be the Respondent.
- 9.2 Copy rent statement dated 30 January 2025 showing the rent outstanding on 3 January 2025 to be £4759.48.
- 9.3 Copy rent statement dated 4 July 2025 showing the rent outstanding on 4 July 2025 to be £5574.48.
- 9.4 Copy rent statement dated 1 August 2025 showing the projected rent outstanding at 3 August 2025 to be £5619.48.

## **Findings in Fact**

10.1 The Applicant is a joint owner of the Property.

10.2 The Applicant and the Respondent entered into a Private Residential Tenancy Agreement for the Property on 16 March 2021.

10.3 The start date for the tenancy was 16 March 2021.

10.4 Rent arrears at 4 July 2025 amounted to £5574.48

## **Reasons for Decision**

11. The tribunal was satisfied that the Respondent had not fulfilled her contractual obligation to pay rent in respect of her tenancy of the Property.

12. The tribunal was satisfied that there was no further evidence on the application which was required before it made its determination and it therefore saw no reason to fix a Hearing.

13. The Respondent had chosen not to engage with the Tribunal process.

## **Decision**

14. The tribunal determined that the application be granted and that an order of payment be made in the sum of £5574.48.

## **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.**

**Martin J. McAllister,  
Legal Member of the First-tier Tribunal for Scotland**

**Date: 8 August 2025**