



**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/24/5878**

**Re: Property at 2A South Campbell Street, Paisley, PA2 6LR (“the Property”)**

**Parties:**

**Mrs Fiona Thomson, 0/1 5 Hamilton Gardens, Glasgow, G12 8BD (“the Applicant”)**

**Ms Karolina Staniszewska, 2A South Campbell Street, Paisley, PA2 6LR (“the Respondent”)**

**Tribunal Members:**

**Ms H Forbes (Legal Member) and Mrs M Lyden (Ordinary Member)**

**Decision**

**The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that an order for payment should be granted in the amended sum of £7050.**

**Background**

1. This is a Rule 70 application whereby the Applicant is seeking an order for payment in respect of rent arrears. The Applicant representative lodged a short assured tenancy agreement commencing on 15<sup>th</sup> November 2013, rent increase notices, and a rent statement showing arrears in the sum of £3235.
2. The Application and notification of a Case Management Discussion were served on the Respondent by Sheriff Officer on 9<sup>th</sup> June 2025.
3. By email dated 11<sup>th</sup> July 2025, the Applicant lodged an application to amend the sum sought together with an updated rent statement showing arrears in the sum of £7050, and evidence of service of the application to amend upon the Respondent.

## **Case Management Discussion**

4. A Case Management Discussion (“CMD”) took place by telephone conference on 31<sup>st</sup> July 2025. Neither party was in attendance. The Applicant was represented by Mr Ashley Puren, Pure Property Management.
5. The Tribunal considered the terms of Rule 29. The Tribunal determined that the requirements of Rule 17(2) had been satisfied, and it was appropriate to proceed with the application in the absence of the Respondent.
6. Mr Puren outlined the background to the application, stating that there had been challenges in terms of rent payments over the years. Around two and a half years ago, the Respondent’s employer cleared the rent arrears. No rent has been paid since June 2024. The letting agent has attempted to engage with the Respondent repeatedly by telephone and email. There has been no meaningful engagement from the Respondent.

## **Findings in Fact and Law**

7.
  - (i) Parties entered into a short assured tenancy agreement in respect of the Property which commenced on 15<sup>th</sup> November 2013 at a monthly rent of £360.
  - (ii) The rent was increased regularly throughout the tenancy. The current rent is £545 per month.
  - (iii) Rent lawfully due has not been paid by the Respondent to the Applicant.
  - (iv) The Applicant is entitled to recover rent lawfully due.

## **Reasons for Decision**

8. Rent lawfully due is outstanding. The Applicant is entitled to recover rent lawfully due. It is appropriate to allow the application to increase the sum sought to reflect the current level of arrears.

## **Decision**

9. An order for payment is granted in favour of the Applicant in the amended sum of £7050.

## **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.

# Helen Forbes

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Legal Member/Chair

31<sup>st</sup> July 2025  
Date