



**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/25/0927

Re: Property at 19 Craighead Way, Barrhead, Glasgow, G78 2RS (“the Property”)

Parties:

**Forbes Industries Ltd, 22 Lady Glen Crescent, Newton Mearns, Glasgow, G77
6UB (“the Applicant”)**

**Miss Chloe Hilley, 15 Lochmaddy Avenue, Glasgow, G44 3PA (“the
Respondent”)**

Tribunal Members:

Mary-Claire Kelly (Legal Member)

Decision (in absence of the Respondent)

**The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the
Tribunal”) determined to grant an order for payment in the sum of TWO
THOUSAND FOUR HUNDRED AND NINETY-THREE POUNDS AND SEVENTY-
NINE PENCE (£2493.79) with interest thereon at the rate of 8% per annum
running from the date of the decision of the First-tier Tribunal to grant this order,
being 13 August 2025, until payment.**

Background

1. By application dated 3 March 2025 the applicant seeks an order for payment in respect of rent arrears with interest at the rate of 8%.
2. The applicant lodged the following documents with the application:
 - Copy tenancy agreement
 - Rent statement

Case management discussion (“cmd”) – teleconference – 13 August 2025

3. The applicant was represented by Ms Donnelly, solicitor, TC Young solicitors. The respondent was not present or represented. The Tribunal was satisfied that Sheriff Officers had served papers on the respondent and that she had received proper notice of the cmd in terms of rule 24.1. The Tribunal proceeded with the cmd in her absence in terms of rule 29.
4. Ms Donnelly sought an order for payment of £2493.79 in relation to rent arrears. Ms Donnelly referred to the rent statement that had been submitted which showed that the respondent had arrears relating to unpaid rent at her tenancy. The respondent had left the property after a notice to leave had been served on 30 December 2024. Ms Donnelly referred to clause 9 of the tenancy agreement which specified that interest would be charged on any unpaid rent at the rate of 8% per annum.

Findings in fact

5. Parties entered into a tenancy agreement with a commencement date of 10 February 2023.
6. Monthly rent due in terms of the agreement was £595.
7. The tenancy terminated on 30 December 2024.
8. The respondent did not lodge any written opposition to the application and did not attend the cmd to oppose an order for payment in the amount sought.
9. Arrears as at 13 August 2025 amount to £2493.79.

Reasons for the decision

10. The Tribunal had regard to the application and the documents lodged by the applicant and the oral submissions at the cmd.
11. The Tribunal gave particular weight to the fact that the respondent had not lodged any defence to the application or disputed the sum sought in any way.
12. The Tribunal accepted the accuracy of the tenancy agreement and rent statement submitted on behalf of the applicant as evidence of the current level of arrears.
13. In relation to the request for interest at the rate of 8%, in light of the terms of the tenancy agreement which specified that interest would be payable at that rate the Tribunal granted the request for interest in terms of rule 41A.

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.

Mary-Claire Kelly

Legal Member/Chair

13 August 2025
Date