



**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 (“the Act”)**

**Chamber Ref: FTS/HPC/CV/25/0444**

**Re: Property at 1192 Edinburgh Road, Glasgow, G33 4BJ (“the Property”)**

**Parties:**

**SFH OPCO LIMITED, Alter Domus ( UK) Limited, 10th Floor, 30 St Mary Axe, London, EC3A 8BF (“the Applicant”)**

**Ms Melissa Flavell, Mr Nathan Meikle, 1192 Edinburgh Road, Glasgow, G33 4BJ (“the Respondents”)**

**Tribunal Members:**

**Steven Quither (Legal Member) and Gerard Darroch (Ordinary Member)**

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

**The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) UNANIMOUSLY determined that the Respondents are JOINTLY AND SEVERALLY to pay to the Applicant the sum of NINETEEN THOUSAND NINE HUNDRED AND FORTY EIGHT POUNDS 35 PENCE (£19948-35) STERLING.**

**BACKGROUND**

1. This is an application for payment of rent arrears arising out of a Private Residential Tenancy (“PRT”) between the parties in respect of the Property commencing 29 November 2023 and at a rent of £1475 per month.
2. After a request for further information and clarification from the Tribunal dated 7 March was answered by the Applicant’s representative (Direct Lettings (Scotland) Ltd., 5-6 Melville Place, Edinburgh) on 10 March, the Tribunal accepted the application by Notice of Acceptance of 7 April and a Case Management Discussion (“CMD”) was duly fixed for 19 August, all 2025.

3. An associated eviction application, under Tribunal reference EV/25/0442, was considered along with this application.
4. Prior to the CMD, preliminary consideration of the supporting documentation for this application confirmed that as at 3 February 2025, when this application was lodged, there were outstanding rent arrears of £10888-35.
5. An updated rent figure of £19948-35 was also provided by email of 15 August 2025.
6. Letterbox service of this application and associated documentation was made on the Respondents by sheriff officers on 4 July 2025.

### **CASE MANAGEMENT DISCUSSION on 19 AUGUST 2025**

7. The CMD took place by teleconference and duly commenced shortly after 10am, with only the Applicant's representative, Jacqueline McAinsh from Direct Lettings, in attendance
8. In her submission to the Tribunal and in response to questions then asked by the Tribunal, Ms McAinsh advised and confirmed:--
  - a) She did not know why the Respondents were not in attendance, beyond advising that after some preliminary correspondence a while ago, they had not been in further communication for some time;
  - b) Arrears were now £19948-35, to which sum she was seeking to amend any reference to rent arrears (which the Tribunal was content to allow under Rule 13 of the First-Tier Tribunal for Scotland Housing and Property Chamber Rules of Procedure 2017 ("the Rules"));
  - c) The Applicant was not aware of any change of circumstances on the Respondents' part beyond some mention some time ago of a change in personal circumstances. However, no further details had been provided and both Respondents were in employment and not claiming benefits, as best the Applicant was aware;
  - d) The Respondents did not have children and had not brought any health issues to the Applicant's attention, such as to affect their ability to pay rent; and
  - e) The question of arrears had been brought to the Respondents' attention during October 2024 when rent arrears were beginning to cause concern,

per correspondence produced during the CMD, but rent had continued to be left unpaid.

### **FINDINGS IN FACT**

9. The Respondents are jointly and severally due and liable for arrears of rent up to August 2025 of £19948-35 arising out of a PRT for the Property between the parties, commencing 29 November 2023. Their liability is joint and several, reflecting the terms of the PRT.

### **REASONS FOR DECISION**

10. The Tribunal was satisfied that arrears of £19948-35 had accrued per the rent details produced by the Applicant to August 2025.
11. Accordingly, it considers it just to make an order for payment of £19948-35, having regard to its power to consent to allow the Applicant to amend its case during the CMD in terms of Rule 13 of the Rules.

### **DECISION**

12. To grant the order for payment sought by the Applicant jointly and severally against the Respondents in the amended sum of £19948-35.

### **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.**

**SR QUITHER**

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**Legal Member/Chair**

**19 AUGUST 2025**

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**Date**