



**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/25/0435

Re: Property at Flat 2/27, 95 Morrison Street, Glasgow, G5 8BE (“the Property”)

Parties:

Mr Andrew Grant, 10 Damfield Road, Inverness, IV2 3HS (“the Applicant”)

**Mr James Dolan, Flat 2/27, 95 Morrison Street, Glasgow, G5 8BE (“the
Respondent”)**

**Tribunal Member:
George Clark (Legal Member)**

Decision (in absence of the Respondent)

**The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the
Tribunal”) determined that the application should be decided without a Hearing
and made an Order for Payment by the Respondent to the Applicant of the sum
of £4,443.70.**

Background

1. By application, dated 29 January 2025 and received by the Tribunal on 3 February 2025, the Applicant sought an Order for Payment in respect of unpaid rent that had become lawfully due by the Respondent to the Applicant. The sum sought was £5,000.
2. The application was accompanied by copies of a Private Residential Tenancy Agreement between the Parties, commencing on 18 July 2024 at a rent of £1,250 per month, and a Rent Statement showing arrears of £5,000 as at 18 January 2025.
3. On 8 August 2025, the Tribunal advised the Parties of the date and time of a Case Management Discussion, and the Respondent was invited to make written representations by 29 August 2025. The Respondent did not make any written representations to the Tribunal.

4. On 17 September 2025, the Applicant's representatives, D J Alexander, letting agents, Edinburgh, provided an updated Rent Statement, showing arrears as at 17 September 2025 of £4,443.70. It appeared that the tenancy had ended on 26 February 2025, and the arrears had been calculated to that date, taking into account settlement of the deposit on 2 May 2025.

Case Management Discussion

5. A Case Management Discussion was held by means of a telephone conference call on the afternoon of 18 September 2025. The Applicant was represented by Mr James Sloan of DJ Alexander, letting agents, Edinburgh. The Respondent was not present or represented. Mr Sloan confirmed that the amount outstanding was £4,443.70.

Reasons for Decision

6. Rule 17 of the First-tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017 provides that the Tribunal may do anything at a Case Management Discussion which it may do at a Hearing, including making a Decision. The Tribunal was satisfied that it had before it all the information and documentation it required to enable it to decide the application without a Hearing.
7. The Tribunal was satisfied that the sum now sought had become lawfully due by the Respondent to the Applicant.

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.

George Clark

Legal Member/Chair

18 September 2025
Date