

Housing and Property Chamber
First-tier Tribunal for Scotland



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/23/4060

Re: Property at 3 Bute Drive, Johnstone, PA5 8PN ("the Property")

Parties:

Mr Colin Hayes, Natalie Hayes, 54 Nashgrove Lane, Wokingham, Berkshire, RG40 4HD; 54 NASHGRIVE LANE, WOKINGHAM, BERKSHIRE, RG40 4HD ("the Applicant")

Miss Danielle Weir, UNKNOWN, UNKNOWN ("the Respondent")

Tribunal Members:

Andrew McLaughlin (Legal Member)

Decision (in absence of the Respondent)

[1] The First-tier Tribunal for Scotland (Housing and Property Chamber) ("the Tribunal") made a Payment Order in favour of the Applicants against the Respondent in the sum of £5,327.00.

Background

[2] The Applicants seek a Payment Order in respect of rent arrears accrued by the Respondent under a tenancy between the parties.

[3] The Application is accompanied by a copy of the tenancy agreement and rent statements.

Case Management Discussion

[4] The Application called for a Case Management Discussion (CMD) by conference call at 11:30am on 12 September 2025. The Applicants were represented by their letting agent, Ms Kelly Deans. There was no appearance by or on behalf of the Respondent. Permission had been granted previously for intimation of the Application and details of the CMD to be effected on the Respondent by service on the Tribunal website. This had been competently actioned. As the Respondent was not present, the Tribunal decided therefor to proceed in the Respondent's absence. Having heard from Ms Deans, the Tribunal made the following findings in fact.

Findings in fact

- 1) *The Parties entered into a tenancy agreement in terms of which the Applicants let the Property to the Respondent;*
- 2) *The tenant vacated the Property with rent arrears in the sum of £5,327.00. This sum takes account of the sum returned to the Applicants from the relevant tenancy deposit paid by the Respondent which was retained by the Applicants.*

Decision

[5] Having made the above findings in fact, the Tribunal granted the Application and made a Payment Order in favour of the Applicant against the Respondent in the sum of £5,327.00.

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.

Andrew McLaughlin

Legal Member/Chair

12 September 2025

Date