



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

Chamber Ref: FTS/HPC/CV/25/0017

Re: Property at 18 Mallots View, Newton Mearns, G77 6FE (“the Property”)

Parties:

KP Properties (Glasgow) Ltd., 5 Rozzells Avenue, Newton Mearns, G77 6FE (“the Applicant”)

Ms Adelle Muir, UNKNOWN, UNKNOWN (“the Respondent”)

Tribunal Members:

Decision (in absence of the Respondent)

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that

- Background

This is an application for an order for payment of rent arrears alleged to be owed by the Respondent in terms of her private residential tenancy agreement with the Applicant. It called for a case management discussion (‘CMD’) at 10am on 12 August 2025, by teleconference. The Applicant was represented on the call by Mr Venkatesan, one of its directors. The Respondent was not on the call and was not represented. The commencement of the CMD was delayed by 10 minutes, in case of any technical difficulty; but there remained no contact from her.

Notice of the CMD was given by advert which was placed on the Tribunal's website on 16 July 2025. The matter was therefore deemed to be served on 31 July 2025. Against that background, the Tribunal was satisfied that it was reasonable to proceed on the basis that the matter was undefended.

- Findings in Fact

The following facts from the application were relied on by the Tribunal, as unopposed:

1. The Respondent entered into a private residential tenancy agreement with the Applicant in respect of the Property, with a start date of 15 July 2019.
2. As of 24 January 2025, the Respondent was in arrears of rent of £4,150.
3. The Respondent has made no payment towards those arrears since that date.

- Reasons for Decision

The Respondent owes the sum sought in the application to the Applicant. An order for payment of that amount should therefore be made.

- Decision

Order made for payment by the Respondent to the Applicant of the sum of FOUR THOUSAND, ONE HUNDRED AND FIFTY POUNDS STERLING (£4,150).

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.

N Young

Legal Member/Chair

12th August 2025

Date