



**Decision with Statement of Reasons of the First-tier Tribunal for Scotland
(Housing and Property Chamber)**

Reference number: FTS/HPC/CV/24/5587

Order granted on 13 October 2025 in absence of the Respondents

Property: The Cairn, Crosshill Street, Airdrie ML6 9DA

Parties:

Stephen Broadley residing at 6 Railway Road, Airdrie, ML6 9AB (“the Applicant”)

Michael McMenamin & Laetitia Pannetier, formerly residing at The Cairn, Crosshill Street, Airdrie ML6 9DA
 (“the Respondents”)

Tribunal Members:

Paul Doyle (Legal Member)

Decision (in absence of the Respondent)

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that an order for payment should be made.

Background

The Applicant sought an order for payment of rental arrears totalling £8,500.00. The Applicant had lodged with the Tribunal Form F. The documents produced included a Tenancy Agreement dated 1 July 2022 and a schedule of unpaid rental.

Case Management Discussion

A case management discussion took place by telephone conference at 10am on 13 October 2025. The Applicant was represented by Mrs. M Kent of SBC Properties. The respondents were neither present nor represented. The case file reveals that the

respondents have had adequate notice of the time, date and method of joining the hearing. No application is made for adjournment. This application can be justly determined in the respondents' absence.

Findings in Fact

The Tribunal made the following findings in fact:

1. The Applicant and the Respondents entered into a private residential tenancy Agreement for the Property dated 1 July 2022.
2. The rent in terms of the Tenancy Agreement was £15,000 for the first 6-month period, and then £2,500 per month thereafter.
3. The Respondents stopped paying rental in October 2024 but remained in the property until 25 August 2025. At the date the application was submitted there were arrears of rent totalling £8,500.00. Today, there are arrears of rental totalling £27,500.00.
4. On 5 December 2024, the Applicant submitted this application to the tribunal. On 18 March 2025 the Applicant served a notice to leave on the Respondents in terms of s.50 of the Private Housing (Tenancies) (Scotland) Act 2016.
5. The respondents left the property damaged and in a poor condition. A broken window had to be repaired. The garage door lock had to be replaced. The property required significant cleaning and redecoration. The garden was overgrown and strewn with rubbish. A removal firm had to be employed to clear the respondents' possessions from the property.
6. The applicant incurred costs to contractors and tradesmen which exceeded £2,340.84 to clear the property and remedy the damage left by the respondents. The respondents are liable for those costs.
7. On 1 October 2025 and on 10 October 2025, the applicant lodged written applications to amend the sum claimed by increasing the sum applied for from £8,500.00 to £29,849.84. Those applications are unopposed.
8. The sum applied for is increased to £29,849.84 to properly reflect the amount the respondents owe the applicants (in terms of the lease agreement) in arrears of rental and damage to the property.

Reasons for Decision

9. Rent is lawfully due in terms of clause 8 of the Tenancy Agreement at the rate of £2,500.00 per month. Since October 2024 the Respondents have not paid any rental.

10. At the date the application was submitted there were arrears of rent totalling £8,500.00. Today the sums due to the applicant in arrears of rental and cost of remedying damage to the property total £29,849.84.

11. The respondents offer no resistance to the application for a payment order. The respondents owe the applicant £29,849.84.

12. For these reasons the Tribunal determined to make an Order for payment.

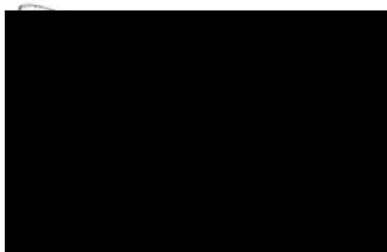
Decision

The Tribunal determined to make an Order for payment.

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.

Where such an appeal is made, the effect of the decision and of any order is suspended until the appeal is abandoned or finally determined by the Upper Tribunal, and where the appeal is abandoned or finally determined by upholding the decision, the decision and any order will be treated as having effect from the day on which the appeal is abandoned or so determined.



Date 13 October 2025