

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 71 Private Housing Tenancies (Scotland) Act 2016 (“the 2016 Act”)

Chamber Ref: FTS/HPC/CV/24/4381

Property at Flat 0/3, 18 Blackhall Street, Paisley, PA1 1TF (“the Property”)

Parties:

R.J. Dunn Property Consultancy LTD, PO BOX 3567, Glasgow, G73 9BX (“the Applicant”)

Mr Alistair King, unknown, unknown (“the Respondent”)

Tribunal Members:

Josephine Bonnar (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 of the sum of £1838.97 should be granted against the Respondent in favour of the Applicant.

Background

1. The Applicant seeks a payment order in relation to unpaid rent. A rent statement and tenancy agreement were submitted with application.
2. A copy of the application was served on the Respondent at the property on 27 February 2025, and the parties were advised that a case management discussion (“CMD”) would take place on 14 April 2025. Prior to the CMD the Applicant notified the Tribunal that the Respondent had vacated the property in November 2024 and that they did not have his current address. The CMD was postponed as the application had been served after the Respondent had vacated. A further CMD was arranged for 23 September 2025 at 2pm and the application was served by advertisement on the Chamber website.

3. The CMD took place on 23 September 2025 at 2pm. The Applicant was represented by Mrs Dunn. The Respondent did not participate and was not represented.

CMD

4. Mrs Dunn told the Legal Member that the sum specified in the application is still outstanding and has increased, as no payments were made between the date that the application was submitted and the 19 November 2024, when the property was recovered. She said that the exact date that the Respondent moved out is unknown as he did not give notice. A plumber was in the street dealing with another property owned by the Applicant and knocked the door of the property on 19 November 2024. There was no answer, and he was able to see through the window and noted that the property had been abandoned. Mrs Dunn confirmed that no deposit was paid by the Respondent at the start of the tenancy.

Findings in Fact

5. The Applicant is the owner and landlord of the property.
6. The Respondent was the tenant of the property. He vacated the property on or before 19 November 2024.
7. The Respondent was due to pay rent at the rate of £80 per week.
8. The Respondent owes the sum of £1838.97 in unpaid rent

Reasons for the decision

9. Based on the documents lodged with the application, and the information provided at the CMD, the Legal Member is satisfied that the Respondent owes the sum of £1838.97 in unpaid rent and the Applicant is entitled to a payment order for this sum.

Decision

10. The Tribunal determines that a payment order should be granted against the Respondent in favour of 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

Legal Member: Josephine Bonnar

Date: 23 September 2025