



**Decision with Statement of Reasons of the First-tier Tribunal for Scotland
(Housing and Property Chamber) under Rule 111 of the First-tier Tribunal for
Scotland Housing and Property Chamber Rules of Procedure 2017**

Chamber Ref: FTS/HPC/CV/25/1059

**Re: Property at 11 Cardell Drive, Paisley, Renfrewshire, PA2 9AE (“the
Property”)**

Parties:

**Miss Vanda Paterson, 9 Crawley Crescent, Cupar, Fife, KY15 5SF (“the
Applicant”)**

**Miss Caitlin O’Neil, 11 Cardell Drive, Paisley, Renfrewshire, PA2 9AE (“the
Respondent”)**

Tribunal Members:

Fiona Watson (Legal Member)

Decision (in absence of the Respondent)

**The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the
Tribunal”) determined that an order is granted against the Respondent for
payment of the undernoted sum to the Applicant:**

**Sum of ONE THOUSAND FIVE HUNDRED AND SEVENTY-NINE POUNDS AND
SIXTEEN PENCE (£1,579.16) STERLING**

- Background
- 1. An application was submitted to the Tribunal under Rule 111 of the First-tier Tribunal for Scotland Housing and Property Chamber Rules of Procedure 2017 (“the Rules”), seeking a payment order against the Respondent in relation to rent arrears accrued under a private residential tenancy agreement.

- The Case Management Discussion
2. A Case Management Discussion (“CMD”) took place on 22 October 2025 by conference call. The Applicant was personally present and represented herself. There was no appearance by, or on behalf of, the Respondent. The application had been intimated on the Respondent by way of Sheriff Officer delivery on 10 September 2025, to the Respondent’s current address. The Tribunal was accordingly satisfied that the CMD could proceed in the Respondent’s absence.
 3. The Applicant moved for the order for payment to be granted in the sum of £1,579.16. The parties had entered into a Private Residential Tenancy Agreement (“the Agreement”) which commenced 2 December 2023. The Respondent continues to reside in the Property. The monthly rent is £600. The Respondent has accrued rent arrears of £1,579.16 as at the date of the CMD. The Respondent is in receipt of Universal Credit and the Applicant has been receiving direct payments from DWP for payment of rent since April 2025, with a small contribution towards arrears, however no proposals for repayment of the sum due had been made by the Respondent.
- Findings in Fact
4. The Tribunal made the following findings in fact:
 - (i) The parties entered into a Private Residential Tenancy Agreement (“the Agreement”) which commenced 2 December 2023;
 - (ii) In terms of Clause 7 of the Agreement, the Respondent was obliged to pay a monthly rent of £600 to the Applicant;
 - (iii) The Respondent had failed to make payment of rent as fell lawfully due, and had accrued arrears amounting to £1,579.16.
- Reasons for Decision
5. The Tribunal was satisfied that the Applicant was entitled to the sum as sought. The Respondent was obliged to make payment of rent under Clause 7 of the Agreement and had failed to do so. They had accrued arrears amounting to £1,579.16 and which fell lawfully due to be repaid to the Applicant. Accordingly, the Applicant was entitled to the Order for Payment in the sum of £1,579.16 as sought.
- Decision
6. The First-tier Tribunal for Scotland (Housing and Property Chamber) granted an order against the Respondent for payment of the undernoted sum to the Applicant:

Sum of ONE THOUSAND FIVE HUNDRED AND SEVENTY-NINE POUNDS
AND SIXTEEN PENCE (£1,579.16) STERLING

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.

Fiona Watson

Fiona Watson

22 October 2025

Legal Member/Chair

Date