

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 of the Private Housing (Tenancies) (Scotland) Act 2016

Chamber Ref: FTS/HPC/CV/25/1651

Re: Property at 8E Rannoch Drive, Renfrew, PA4 9AD (“the Property”)

Parties:

Mrs Sook Fong Kok, 4 Redburn Court, Cumbernauld, Glasgow, G67 3NL (“the Applicant”)

Ms Megan Barr, Mr Lewis Graham, 8E Rannoch Drive, Renfrew, PA4 9AD (“the Respondent”)

Tribunal Members:

Richard Mill (Legal Member)

Decision (in absence of the Respondents)

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that an order be granted against the Respondents for payment to the Applicant the sum of Nine Hundred and Twenty Five Pounds and Thirty Two Pence (£925.32)

Introduction

This is an application under rule 111 and section 71 of the Private Housing (Tenancies) (Scotland) Act 2016. Service of the proceedings and intimation of the Case Management Discussion (‘CMD’) was effected upon the respondents by Sheriff Officers on 14 August 2025.

The CMD took place by teleconference on 22 September 2025 at 11.30 am. The applicant was represented by Miss Kirsty Haughie of 1-2-Let Limited. The respondents failed to participate in the hearing.

Findings and Reasons

The property is 8E Rannoch Drive, Renfrew. The applicant is Mrs Sook Kong Kok who is the heritable proprietor and registered landlord. The respondents are Ms Megan Barr and Mr Lewis Graham who are the former tenants. The parties entered into a private residential tenancy which commenced on 28 January 2022. The rent was initially stipulated at £490.00 and increased to £530 per month from July 2024.

Throughout the duration of the tenancy the respondents have fallen into arrears of the contractual rental payments. The application is supported by a detailed account statement disclosing the sums of rent due and the monies received. The tribunal found this unchallenged documentary evidence credible and reliable and attached weight to it. The amount sought in this application is £925.32 which corresponds to the rent statement. The respondents remain in the property. Additional arrears have accrued but no Rule 14A amendment application has been made.

The applicant is entitled to recover arrears of rent under and in terms of the lease. The respondents have not opposed the application and have made no application for a time to pay direction.

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.

R.Mill

Legal Member/Chair

Date 22 September 2025