



Decision with Statement of Reasons of the First-tier Tribunal for Scotland (Housing and Property Chamber) under Section 71(1) of the Private Housing (Tenancies) (Scotland) Act 2016

Chamber Ref: FTS/HPC/CV/25/1494

Re: Property at 92 Dryburn Road, Kelloholm, DG4 6SN (“the Property”)

Parties:

Curly Property Limited, Clarity Accounting, 20-23 Woodside Place, Glasgow, G3 7QL (“the Applicant”)

Mr Billy Thomson, 83 Grestone Avenue, Kelloholm, DG4 6RB (“the Respondent”)

Tribunal Members:

Mark Thorley (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 by the respondent to the applicant in the sum of £466. 05 be made

- **Background**

The applicant applied to the tribunal for an order for payment in respect of outstanding rent. The amount outstanding was £466 05. The last payment made by the respondent was on 23rd August 2024. The application was accepted for determination on 6th June 2025. No representations were made by the respondent following up on service of the proceedings.

- **The Case Management Discussion**

At the case management discussion the agent for the applicant attended. There was no appearance by or for the respondent. The sum of £466 05 remained outstanding.

The respondent had agreed to pay this. Despite efforts by the applicant the payment had not been made

- Findings in Fact

1. The parties entered into a tenancy agreement for the property at 92 Dryburn Road Kelloholm.
2. Rent was due to be paid at the rate of £460 per 4 weeks.
3. Rent outstanding was in the sum of £466 05.
4. The respondent had accepted this and had made some payments towards the sums due.

- Reasons for Decision

The applicant had produced sufficient paperwork. The respondent had not attended at the case management discussion or had lodged any written representations. The respondent had initially paid towards arrears. The tribunal accepted the written paperwork and the verbal submissions made in respect of the outstanding sum due for rent.

- Decision

To make an order for payment by the respondent to the applicant the sum of £466.05.

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.

M.Thorley

Legal Member/Chair

11th November 2025
Date