



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/25/2255

Re: Property at 60 Milford, Westwood, East Kilbride, G75 9BU (“the Property”)

Parties:

Miss Michelle Jamieson, 62 Sunnyhill Road, Bournemouth, BH6 5HR (“the Applicant”)

Miss Elizabeth Summerhill, Robert McDonough, 3 Turnlaw, East Kilbride, G75 0RQ; 167 Sandpiper Drive, East Kilbride, G75 8UL (“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 Five Thousand Six Hundred and Twenty Six Pounds and Fifty One Pence (£5626.51)

- **Background**

The Applicant applied to the Tribunal for an order for payment. The application was accompanied by a copy of the Tenancy Agreement together also with a copy of the rent statement and various other documents. The application was dated 26th May 2025. The application was served by sheriff officers on 2nd October 2025. A time to pay application was received from the respondent. This sought time to pay at the rate of £40 per month. This was opposed by the applicant.

- The Case Management Discussion

At the case management discussion the applicant attended. There was no other appearance. The applicant explained the position in terms of the rent due and the cost of repairs. The net sum due, taking into account the deposit, was £5626.51

- Findings in Fact

1. The parties entered into a tenancy agreement to which there was a guarantor.
2. At the conclusion of the tenancy rent was outstanding in the summer £3289 48. Repairs amounted to a net sum of £2337 03. A total sum due was £5626 51.
3. The respondent acknowledged the sum due and had lodged a time to pay application offering to pay £40 per month. That sum was not acceptable on the basis it would take more than 11 years to repay

- Reasons for Decision

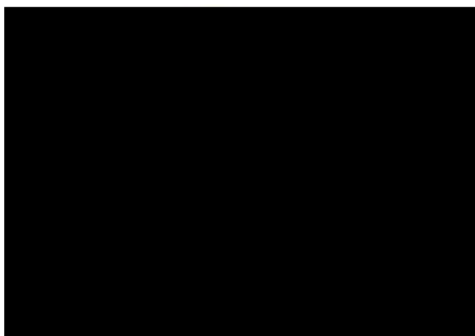
The applicant had provided supporting paperwork for the application. The respondent did not appear to dispute the sums due for rent and repairs. A time to pay application had been lodged in the sum of £40 per month by the guarantor. At that rate it would take more than 11 years to repay the debt. That period of time was excessive. Accordingly an order was made for payment by the respondent in the sum of £5626.51 with no time to pay

- Decision

To make an order for payment in the sum of £5626 51 with no time to pay

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.



11th November 2025
Date

