

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/25/1489

Property : 2/1 64 High Street, Johnstone PA5 8SG (“Property”)

Parties:

Anne Davidson, Blackhouse Farm Cottage, London Road, Maresfield, Uckfield, East Sussex TN22 2EB (“Applicant”)

Emmerson Homes, 36 High Street, Johnstone PA5 8AH (“Applicant’s Representative”)

Caitlin McNally, 2/1 64 High Street, Johnstone PA5 8SG (“Respondent”)

Tribunal Members:

Joan Devine (Legal Member)

Decision

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“Tribunal”) determined that an order for payment of £1,307.50 should be made.

The Applicant sought an order for payment of £1,307.50 in respect of rent arrears. The Applicant had lodged Form F. The documents produced were: a Private Tenancy Agreement which commenced on 8 September 2023 and a statement of rent arrears. The Application was served on the Respondent by sheriff officer on 12 September 2025.

Case Management Discussion (“CMD”)

A CMD took place before the Tribunal on 24 October 2025 by teleconference. The Applicant was represented by Kelly Deans of the Applicant’s Representative. The Respondent was not in attendance. Ms Deans told the Tribunal that a payment plan had been put in place but had not been adhered to.

Findings in Fact

The Tribunal made the following findings in fact:

1. The Applicant and the Respondent entered into a Tenancy Agreement which commenced on 8 September 2023.
2. In terms of the Tenancy agreement the rent was £575 per month.
3. The Respondent failed to pay the rent in full for the period 8 July 2024 to 21 March 2025. The unpaid amount was £1,307.50.

Reasons for the Decision

The Tribunal determined to make an Order for payment. In terms of the tenancy agreement rent was due at the rate of £575 per month. The Respondent failed to pay the rent in full for the period 8 July 2024 to 21 March 2025. The unpaid amount was £1,307.50.

Decision

The Tribunal grants an order for payment of £1,307.50.

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.

Joan Devine

Legal Member:

Date : 24th October 2025