



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/25/1559

Re: Property at 38 Tweed Street, Coatbridge, ML5 4LH (“the Property”)

Parties:

Mrs Almas Sarwar, 117 Langside Avenue, Uddingston, G71 6LF (“the Applicant”)

Miss Stacey Phee, 38 Tweed Street, Coatbridge, ML5 4LH (“the Respondent”)

Tribunal Members:

Richard Mill (Legal Member) and Elizabeth Williams (Ordinary Member)

Decision (in absence of the Respondent)

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) granted an order against the Respondent for payment to the Applicant the sum of Two Thousand Two Hundred Pounds (£2,200)

Decision

1. The application seeks a payment order relating to arrears of rent and is under Rule 111 and Section 71 of the Private Housing (Tenancies) (Scotland) Act 2016.
2. The CMD took place by teleconference on 5 November 2025 at 2.00 pm. The applicant was represented by Mrs Angelina Franchitti of Property Angels. There was no appearance by or on behalf of the respondent.
3. The property is 38 Tweed Street, Coatbridge ML5 4LH. The applicant is Mrs Almas Sarwar who is the heritable proprietor and registered landlord. Her husband, Mr Mohammad Sarwar, is the co-owner of the property who consents to the bringing of the application. The respondent is Ms Stacey Phee who is the

tenant. A private residential tenancy was entered into between the parties which commenced on 14 February 2023. The rent stipulated was £600 per month.

4. The respondent fell into arrears of rent throughout the subsistence of the duration of the lease. She vacated the property in or about May 2025. As at the time that the application was submitted to the Tribunal, rent arrears were £2,200 and are evidenced by an unchallenged credible and reliable detailed rent statement which the tribunal attached significant weight to.
5. The applicant is entitled to recover arrears of rent due under and in terms of the written lease between the parties. The Tribunal therefore granted a payment order against the respondent in the sum of £2,200. There is no opposition by the respondent and no application for a time to pay direction has been made.

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.

Richard Mill

Legal Member/Chair

Date: 5 November 2025