



**Decision with Statement of Reasons of the First-tier Tribunal for Scotland
(Housing and Property Chamber) under Section 16 of the Housing (Scotland)
Act 2014**

Chamber Ref: FTS/HPC/CV/25/1087

Re: Property at Flat 1/2, 37 Virginia Street, Glasgow, G1 1TS (“the Property”)

Parties:

Mr Brian Henderson, 3 Clarendon Road, Stirling, FK8 2RN (“the Applicant”)

Ms Maria Panizza Martins, Flat 1/2, 37 Virginia Street, Glasgow, G1 1TS (“the Respondent”)

Tribunal Members:

Fiona Watson (Legal Member) and Elizabeth Williams (Ordinary Member)

Decision

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that an order is granted against the Respondent for payment of the undernoted sum to the Applicant:

**Sum of TWO THOUSAND SIX HUNDRED AND FIFTY POUNDS (£2,650)
STERLING**

- Background
 1. An application was submitted to the Tribunal under Rule 70 of the First-tier Tribunal for Scotland Housing and Property Chamber Rules of Procedure 2017 (“the Rules”), seeking a payment order against the Respondent in relation to rent arrears accrued under an assured tenancy agreement.
- The Case Management Discussion
 2. A Case Management Discussion (“CMD”) took place on 31 October 2025. The Applicant was represented by Ms Goodwillie of Russel & Aitken, solicitors. The

Respondent appeared personally and represented herself. She was assisted by Neil McDonald, a Case Management Worker at Glasgow City Council.

3. A separate application by the Applicant seeking a repossession order against the Respondent under Rule 65 of the Rules and under case reference FTS/HPC/EV/25/2992 was heard at the same time.
4. The Applicant moved for the order for payment to be granted in the sum of £2,650, being the level of rent arrears outstanding at the date of the CMD. The parties had entered into an Assured Tenancy Agreement which commenced 2 January 2018. The Respondent had failed to make payment of rent and had fallen into arrears amounting to £4,250 at the date the application was submitted. These had reduced to £2,650 at the date of the CMD.
5. The Respondent submitted that she agreed that the arrears of £2,650 were due, and that she did not oppose an order for payment in that sum being granted. It was submitted that she would contact the Applicant's agent to propose a repayment arrangement to clear the arrears over time.

- Findings in Fact

6. The Tribunal made the following findings in fact:
 - (a) The parties entered into an Assured Tenancy Agreement ("the Agreement") which commenced 2 January 2018;
 - (b) In terms of Clause 4.1 of the Agreement, the Respondent was obliged to pay a monthly rent of £850 to the Applicant;
 - (c) The Respondent had failed to make payment of rent as fell lawfully due, and had accrued arrears amounting to £2,650.

- Reasons for Decision

7. The Tribunal was satisfied that the Applicant was entitled to the sum as sought. The Respondent was obliged to make payment of rent in the sum of £850 per month under Clause 4.1 of the Agreement and had failed to do so. She had accrued arrears amounting to £2,650 and which fell lawfully due to be repaid to the Applicant. She did not oppose the order being sought.
8. Accordingly, the Applicant was entitled to the Order for Payment as sought.

- Decision

9. The First-tier Tribunal for Scotland (Housing and Property Chamber) granted an order against the Respondent for payment of the undernoted sum to the Applicant:

Sum of TWO THOUSAND SIX HUNDRED AND FIFTY POUNDS (£2,650)
STERLING

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.

Fiona Watson

Legal Member/Chair

Date: 31 October 2025