



**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/25/2994

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 the application is dismissed.

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. A further separate application by the Applicant seeking a payment order against the Respondent

under Rule 70 of the Rules and under case reference FTS/HPC/CV/25/1087 was also heard at the same time

4. The Applicant submitted that there was no requirement for two separate payment orders and that an order was being sought under application reference FTS/HPC/CV/25/1087. The application under reference FTS/HPC/CV/25/2994 was not required and no order would be sought thereunder.

- Decision

5. The First-tier Tribunal for Scotland (Housing and Property Chamber) accordingly dismissed the application.

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