



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 (“The Act”)

Chamber Ref: FTS/HPC/CV/25/1893

Re: Property at Silverton, 3 Forrest Street, Airdrie, Lanarkshire, ML6 7BA (“the Property”)

Parties:

JWR Holdings Ltd, 52 Southburn Road, Airdrie, ML6 9AD (“the Applicant”)

Mrs Mandy Lafferty, Silverton, 3 Forrest Street, Airdrie, Lanarkshire, ML6 7BA (“the Respondent”)

Tribunal Members:

Andrew McLaughlin (Legal Member) and Helen Barclay (Ordinary Member)

Decision

[1] The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) granted the Application and made a Payment Order in the sum of £2,293.59 in favour of the Applicant against the Respondent.

Background

[2] The Applicant seeks a payment order for rent arrears said to have been accrued by the Respondent under a tenancy agreement between the parties. The Application is accompanied by a copy of the tenancy agreement and rent statements.

The Case Management Discussion

[3] The Application called for a Case Management Discussion (CMD) by conference call at 10am on 3 December 2025. The Applicant was represented by Mr John Grant, solicitor. The Applicant’s own Mr Rafferty joined the call after it had started. The

Respondent was also personally present. Neither party had any preliminary matters to raise. The Tribunal discussed the Application with the parties.

[4] The Respondent confirmed that she accepted that she had rent arrears in the sum of £2,293.59.

[5] Having heard from parties, the Tribunal made the following findings in fact.

Findings in Fact

1. *The parties entered into a tenancy agreement whereby the Applicant let the Property to the Respondent on a Private Residential Tenancy Agreement within the meaning of the Act;*
2. *The Respondent fell into rent arrears;*
3. *The sum of £2,293.59 is resting owed as rent arrears by the Respondent to the Applicant.*

Reasons for Decision

[6] Having made the above findings in fact, the Tribunal granted the Application and made a Payment Order in the sum of £2,293.59 in favour of the Applicant against the Respondent.

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.

A. McLaughlin

Legal Member/Chair

3 December 2025
Date