

**Housing and Property Chamber**  
First-tier Tribunal for Scotland

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**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/25/1319**

**Re: Property at Saint Andrews Court 1-07, 21 St Andrews Street, Glasgow, G1 5PA (“the Property”)**

**Parties:**

**Ms Maria Chan, 10 Billara Place Banyo, Brisbane Australia, QLD 4014, Australia (“the Applicant”)**

**Mr Salim Mattar Salim Ali Alzizi, UNKNOWN, UNKNOWN (“the Respondent”)**

**Tribunal Members:**

**Ms H Forbes (Legal Member)**

**Decision (in absence of the Respondent)**

**The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that an order for payment should be granted in the sum of £2444.69.**

**Background**

1. This is a Rule 111 application received in the period between 27<sup>th</sup> March and 28<sup>th</sup> April 2025 whereby the Applicant is seeking an order for payment in the sum of £2444.69 in respect of rent arrears, interest, and associated costs of recovery of unpaid rent. The Applicant representative lodged a copy of a private residential tenancy agreement between the parties in respect of the Property, which tenancy commenced on 27<sup>th</sup> November 2023 at a monthly rent of £640. The Applicant representative lodged a rent statement, a negative trace report and an application for Service by Advertisement.
2. Service by Advertisement upon the Respondent was carried out on the website of the First-tier Tribunal for Scotland Housing and Property Chamber from 6<sup>th</sup> October to 13<sup>th</sup> November 2025.
3. By email dated 13<sup>th</sup> November 2025, the Applicant representative responded to a request from the Tribunal for vouching for the reasonable costs sought by lodging a breakdown of the sum sought.

## **The Case Management Discussion**

4. A Case Management Discussion (“CMD”) took place by telephone conference on 13<sup>th</sup> November 2025. The Applicant was not in attendance and was represented by Mr Richard Arkless. The Respondent was not in attendance.
5. The Tribunal considered the terms of Rule 29. The Tribunal determined that the requirements of Rule 17(2) had been satisfied, and it was appropriate to proceed with the application in the absence of the Respondent.
6. Mr Arkless explained the breakdown of the costs sought in respect of the rent arrears. Mr Arkless moved for the order in the sum of £2444.69 to be granted.

## **Findings in Fact and Law**

7.
  - (i) Parties entered into a private residential tenancy agreement in respect of the Property which commenced on 27<sup>th</sup> November 2023 at a monthly rent of £640.
  - (ii) Clause 37(f) of the tenancy agreement provides that the tenant agrees to meet all reasonable fees and outlays incurred by the landlord in pursuing payment of any arrears.
  - (iii) The Applicant incurred reasonable fees and outlays in the sum of £500 in pursuing payment of the arrears.
  - (iv) Clause 37(f) of the tenancy agreement provides for 8% interest on payments due.
  - (v) Rent lawfully due has not been paid by the Respondent to the Applicant.
  - (vi) The Applicant is entitled to recover rent and other sums lawfully due.

## **Reasons for Decision**

8. Rent lawfully due is outstanding. The Applicant is entitled to recover rent lawfully due. The tenancy agreement provides for the addition of interest and reasonable costs of recovery. The Applicant is entitled to recover these costs.

## **Decision**

9. An order for payment is granted in favour of the Applicant in the sum of £2444.69.

## **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.**

# H Forbes

**Legal Member/Chair**

**13<sup>th</sup> November 2025**  
**Date**