



**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) 2016 Act**

**Chamber Ref: FTS/HPC/CV/25/2408**

**Re: Property at 47 0/2 Springbank Gardens, Glasgow, G31 4QN (“the  
Property”)**

**Parties:**

**LAR Housing Trust, Buchan House, Enterprise Way, Carnegie Campus,  
Dunfermline, KY11 8PL (“the Applicant”)**

**Ross Campbell, 47 0/2 Springbank Gardens, Glasgow, G31 4QN (“the  
Respondent”)**

**Tribunal Members:**

**Joel Conn (Legal Member) and Elizabeth Dickson (Ordinary 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 in the sum of £7,995.65 with  
interest at 8% per annum from the date of this Decision be granted against the  
Respondent.**

- 1) This was an application by the Applicant for civil proceedings in relation to a private residential tenancy in terms of rule 111 of the First-tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017 as amended (“the Rules”), namely an order for payment of rent arrears. The tenancy in question was a Private Residential Tenancy (“PRT”) by the Applicant to the Respondent commencing on 21 November 2024.
- 2) The application was dated 5 June 2025 and lodged with the Tribunal on that date. The application sought payment of arrears of £4,046.99 “along with any further sums due from the date of this application to the date an order is made” with interest at the judicial rate of 8%. The Tenancy Agreement lodged with the application showed that rent was £639.46 per month and due on the 1<sup>st</sup> of each

month. A rent statement was lodged with the application showed a single payment towards rent (of £639.46 during December 2024).

- 3) Prior to the case management discussion ("CMD") the Applicant provided an updated and more detailed rent statement showing arrears of rent of £7,333.81 for the period to 30 November 2025, along with a motion to amend the application to that amount. It further showed that the monthly rent had increased to £661.84 from 1 August 2025, and that the sole payment towards rent in December 2024 had been made on 10 December 2024.

### **The Hearing**

- 4) The matter called for a CMD of the First-tier Tribunal for Scotland Housing and Property Chamber, conducted by remote telephone conference call, on 4 December 2025 at 10:00. We were addressed by the Applicant's agent, Kirstie Donnelly, solicitor, TC Young. There was no appearance from the Respondent.
- 5) We were informed by the clerk that no contact had been received from the Respondent (or on his behalf) with the Tribunal. The Applicant said that no communication had been received from the Respondent since around April 2025. She explained that in February 2025, the Respondent had made contact to say that he had sought advice from the Citizens Advice Bureau and SafeDeposits Scotland. The Applicant received no contact from either. Thereafter, in March 2025, the Respondent made contact saying he was in new employment and that he sought to make a proposal. The Applicant suggested £300 per month towards arrears which the Respondent accepted in April 2025 (along with providing evidence from his new employers to suggest that the payment was affordable). No payments were, however, made. In fact, the Respondent had made only a single rent payment since the commencement of the Tenancy (which was relied upon both in regard to this application and a conjoined case on eviction: EV/25/2405). The Applicant's agent further stated that the Applicant was separately advancing an application for access so as to undertake annual safety checks. A date was set for voluntary access, in terms of that separate process, for 28 November 2025 but the Respondent did not provide access (and a formal order for access will likely be sought). On 28 November 2025, the Applicant's inspector noted that, from what could be seen through windows, the Property was still occupied.
- 6) We noted that the Respondent had received clear intimation of the CMD by the Sheriff Officer instructed by the Tribunal. Having not commenced the CMD until around 10:05, we were satisfied to consider the application in the Respondent's absence. In any case, no attempt was made by the Respondent (nor anyone on his behalf) to dial in late to the CMD.
- 7) At the CMD, the Applicant's agent confirmed that the application for an order for payment of rent arrears was still insisted upon. In terms of the wording of the application, her principal motion was for an order for the sums due to today's date, being £7,995.65. (She sought this in preference to moving the motion to amend to the sum of £7,333.81 for the period to 30 November 2025.)

- 8) We sought oral submissions on specific matters and noted the following points from the application papers and submissions:
- a) The Respondent has made a single payment of rent of £639.46 on 10 December 2024. (He had failed to make the initial rental payment for the part-month of 21 to 30 November 2024, and made his only payment 9 days late.) No further payments have been made.
  - b) A payment proposal was made but not undertaken (as reviewed above).
  - c) A further month of rent fell due on 1 December 2025 and arrears were now £7,995.65 for the period to 31 December 2025.
  - d) The monthly rent for the property is to be paid on the 1<sup>st</sup> of every month.
  - e) The monthly rent was £639.46 until 31 July 2025. It increased to £661.84 on 1 August 2025.
  - f) The Respondent was over 12 months in arrears as at the date of the CMD.
- 9) No motion was made for expenses. The Applicant maintained the request for interest at 8% on any order granted.

### **Findings in Fact**

- 10) On 21 November 2024, the Applicant let the Property as a Private Residential Tenancy to the Respondent with commencement on 21 November 2024 ("the Tenancy").
- 11) In terms of clause 7 of the Tenancy Agreement, the Respondent required to pay rent in advance on the 1<sup>st</sup> day of each month.
- 12) The monthly rent was £639.46 until 31 July 2025. It increased to £661.84 on 1 August 2025.
- 13) As of 4 December 2025, the Respondent remains in arrears of rent in the amount of £7,995.65 for the period to 31 December 2025.
- 14) The Respondent does not claim to have paid any amount of the arrears of £7,995.65 remaining as at 4 December 2025.
- 15) Intimation of the date and time of the CMD was given to the Respondent by Sheriff Officer on 20 October 2025.

### **Reasons for Decision**

- 16) The application was in terms of rule 111, being an order for civil proceedings in relation to a PRT. We were satisfied, on the basis of the application and supporting papers, that rent arrears of £7,995.65 were due for the period to 31 December 2025 and remained outstanding as of today.
- 17) No defence was made by the Respondent to any part of the application. (There was no appearance or defence to the conjoined application for eviction either.)

- 18) The application, supplemented by the updated rent arrears information provided, clearly set out the sums sought and we were satisfied that the necessary level of evidence for these civil proceedings had been provided for the sum sought.
- 19) The Rules allow at rule 17(4) for a decision to be made at CMD as at a hearing before a full panel of the Tribunal. We were thus satisfied to make a decision at the CMD to award the sum of £7,995.65 against the Respondent. This is an order restricted to sums due under the Tenancy to the Applicant in regard to rent arrears up to 31 December 2025 only.

### **Decision**

- 20) In all the circumstances, we were satisfied to make the decision to grant an order against the Respondent for payment of £7,995.65 with interest at 8% per annum from the date of this Decision.

### **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.**

# Joel Conn

**Legal Member/Chair**

**Date: 4 December 2025**