

Housing and Property Chamber
First-tier Tribunal for Scotland



**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 (Act)**

Chamber Ref: FTS/HPC/CV/25/0372

**Re: Property at 1/1, 35 Morar Drive, Paisley, Renfrewshire, PA2 9BB (“the
Property”)**

Parties:

**NAM Real Estate Ltd, 3 Garrity House Miners Way, Aylesham, Canterbury, Kent,
CT3 3BF (“the Applicant”)**

**Lyndsey Richardson, 1/1, 35 Morar Drive, Paisley, Renfrewshire, PA2 9BB (“the
Respondent”)**

Tribunal Members:

Alan Strain (Legal Member) and Ann Moore (Ordinary Member)

Decision

**The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the
Tribunal”) determined that an order for payment be granted in the sum of £5,680.**

Background

This is an application under Rule 111 and section 71(1) of the Act for payment in respect of rental arrears.

The Tribunal had regard to the following documents:

1. Application received 12 March 2025;
2. Private Residential Tenancy Agreement (**PRTA**) commencing 28 February 2023;
3. Notice of change of landlord dated 2 September 2024;
4. Rent Arrears Statement;
5. Pre Action Correspondence;
6. Sheriff Officers Certificate of Service of CMD Notification on the Respondent dated 15 April 2025;

7. Applicant Representative's written submissions dated 11 June 2025;
8. CMD Note dated 16 July 2025.

Case management Discussion (CMD)

The case called for a CMD by telephone on 2 December 2025. The Applicant did not participate but was represented by its lawyer, Mr Smart. The Respondent participated and represented herself.

Mr Smart confirmed that the Respondent was in rental arrears as at the date of the CMD in the sum of £5,680 taking into account the £30 payment made today.

The Respondent informed the Tribunal that she wished to remain in the Property. She had lost her job and struggled with her mental health. She was on Universal Credit and had maintained the monthly rent payments since the last CMD on 16 July 2025. She had made a payment of £30 towards arrears today. She had not been able to make the payments towards arrears that she had proposed at the last CMD.

The Tribunal then considered the documentary evidence it had received from the Applicant and in so far as material made the following findings in fact:

1. The Parties let the subjects under a PRTA commencing 28 February 2023;
2. The Applicant was in arrears of rent in the sum of £5,680 as at the date of the CMD.

Decision and Reasons

The Tribunal was satisfied that in the circumstances the Applicant was due payment of the rent arrears from the Respondent and granted the order sought in the amount of £5,680.

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.

Alan Strain

2 December 2025

Legal Member/Chair

Date