

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

Chamber Ref: FTS/HPC/CV/24/5552

Re: Property at Ground Floor Flat, 10 Clairmont Gardens, Glasgow, G3 7LW (“the Property”)

Parties:

Mrs Anne-Louise Porter, 45 Duncolm View, Barrhead, G78 2BF (“the Applicant”)

Mr Imran Rahim, UNKNOWN, UNKNOWN (“the Respondent”)

Tribunal Members:

Mark Thorley (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 by the Respondent to the Applicant in the sum of Eight Thousand and Sixty One Pounds and Eighty pence (£8,061.80) be made.

- **Background**

1. The Applicant applied to the Tribunal for an Order for Payment against the Respondent. The application was dated 28 November 2024. There were two parts to the application. The first part related to non-payment of rent. The second part was in relation to various costs that had been incurred as a result of the tenancy.
2. The application was accompanied by a copy of the Private Residential Tenancy Agreement, together with various vouchers for the costings.
3. There was three months’ rent unpaid. Rent was due at the sum of Three Thousand, Five Hundred Pounds (£3,500) per month. There were then costs for carpet cleaning in the sum of Four Hundred and Fifty Three Pounds (£453), general cleaning at Two Hundred and Fifty Pounds (£250), an out-

of-hours non-emergency call at Ninety Pounds (£90) plus VAT, a call that was not answered by an electrician at Fifty Seven Pounds (£57) plus VAT and a call to an electrician that confirmed no faults but found that the smoke alarm had been removed in the sum of One Hundred and Twenty Two Pounds and Forty Pence (£122.40). There was also a trace report undertaken for the Respondent. There was finally a Sheriff Officer's fee for attempting to trace the Respondent.

4. The application was accepted for determination on 17 June 2025.
 5. No address could be found for the Respondent and accordingly service of the application was made by advertisement.
- The Case Management Discussion
 1. At the case management discussion, the Applicant was represented by Mr Strachan from the letting agent. There was no appearance by or for the Respondent. In addition to that, no written representations had been made.
 2. The Applicant's agent confirmed that the deposit of Three Thousand, Five Hundred Pounds (£3,500) had been used and set against the outstanding sums. The outstanding sums were, initially, Eleven Thousand, Five Hundred and Sixty One Pounds and Eighty Pence (£11,561.80), but these had been reduced by the payment of the deposit. The amount outstanding now was Eight Thousand and Sixty One Pounds and Eighty pence (£8,061.80).
 3. The Applicant's agent went through the Private Residential Tenancy Agreement and confirmed that all sums were due and in accordance with the written agreement.
 - Findings in Fact
 1. The parties had entered into a Private Residential Tenancy Agreement for the property, with a start date of 15 December 2023.
 2. Rent was due to be paid at the sum of Three Thousand, Five Hundred Pounds (£3,500) each month.
 3. A deposit of Three Thousand, Five Hundred Pounds (£3,500) was taken.
 4. The Respondent had left the property with various sums outstanding, including Ten Thousand, Five Hundred Pounds (£10,500) of rent due, electrical contractor's costs of One Hundred and Eight Pounds (£108), Sixty Eight Pounds and Forty Pence (£68.40), One Hundred and Twenty Two Pounds and Forty Pence (£122.40). There were carpet cleaning costs of Four Hundred and Fifty Three Pounds (£453), a general cleaning cost of Two Hundred and Fifty Pounds (£250) and Sheriff Officer's costs of Sixty

Pounds (£60). The total outstanding was Eleven Thousand, Five Hundred and Sixty One Pounds and Eighty Pence (£11,561.80).

5. The deposit of Three Thousand, Five Hundred Pounds (£3,500) had been removed from this, leaving a sum due of Eight Thousand and Sixty One Pounds and Eighty Pence (£8,061.80).

- **Reasons for Decision**

1. The Applicant had lodged a voluminous amount of documentation with the application. All invoices have been lodged, together with rent statements. An inventory take at the time of entry into the property was lodged along with an inventory from the conclusion of the tenancy.
2. The Respondent did not appear nor was represented. There was no contradictory evidence provided.
3. The Tribunal accepted both the written evidence provided by the Applicant and, in addition to that, all evidence which supplemented that from Mr Strachan.
4. The costings were in order. The Tribunal therefore made an Order for Payment of the outstanding sums due.

- **Decision**

1. To make an Order for Payment by the Respondent to the Applicant in the sum of Eight Thousand and Sixty One Pounds and Eighty pence (£8,061.80).

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.

Mark Thorley

28 November 2025

Legal Member/Chair

Date

