



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/25/1949

Re: Property at Central House 6-05, Jamaica Street, Glasgow, G1 4QG ("the Property")

Parties:

Mr Surendra Sumaria-Shah, 111 Wolmer Gardens, Edgware, London, H18 8QQ ("the Applicant")

Mr Jiang Yupeng, Not Known, Not Known ("the Respondent")

Tribunal Members:

Andrew McLaughlin (Legal Member)

Decision (in absence of the Respondent)

[1] The First-tier Tribunal for Scotland (Housing and Property Chamber) ("the Tribunal") made a Payment Order in favour of the Applicant against the Respondent in the sum of £5,585.00.

Background

[2] The Applicant seeks a Payment Order in respect of rent arrears said to be lawfully due by the Respondent to the Applicant under a tenancy between the parties.

[3] The Application is accompanied by a copy of the tenancy agreement and rent statements.

Case Management Discussion

[4] The Application called for a Case Management Discussion ("CMD") by conference call at 11.30 am on 12 January 2026. The Applicant was represented by their letting

agent, Mr Arkless. There was no appearance by or on behalf of the Respondent. Service of the Application had been competently effected on the Respondent by advertisement on the Tribunal website, as their whereabouts could not reasonably be ascertained. The Tribunal therefore decided to proceed in the Respondent's absence. Having heard from Ms Arkless, the Tribunal made the following findings in fact.

Findings in fact

- I. *The Parties entered into a tenancy agreement in terms of which the Applicant let the Property to the Respondent.*
- II. *The Respondent fell into rent arrears.*
- III. *The sum of £5,585.00 is currently lawfully due as rent arrears by the Respondent to the Applicant.*

Decision

[5] Having made the above findings in fact, the Tribunal granted the Application and made a Payment Order in favour of the Applicant against the Respondent in the sum of £5,585.00.

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.

Andrew McLaughlin

Legal Member/Chair

12 January 2026

Date