



Decision with Statement of Reasons of the First-tier Tribunal for Scotland (Housing and Property Chamber) under Section 16 of the Housing (Scotland) Act 2014

Chamber Ref: FTS/HPC/CV/24/5458

Re: Property at 4 Winton Place, Irvine, KA12 0SN (“the Property”)

Parties:

Mr Manjit Beila, 12 Pelham Road, Gravesend, Kent, DA11 0GH (“the Applicant”)

Mr Ian Doolan, Miss Rachel McAdam, 4 Winton Place, Irvine, KA12 0SN (“the Respondent”)

Tribunal Members:

Mark Thorley (Legal Member)

Decision

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined to grant an Order for Payment by the Respondent to the Applicant in the sum of Two Thousand and Fifteen Pounds (£2,015).

- **Background**
 1. The Applicant sought an Order for Payment against the Respondent. The application was dated 25 November 2024. It was accepted for determination on 7 April 2025.
 2. It was initially served by Sheriff Officers on 28 July 2025.
 3. There was a case management discussion on 1 September 2025. At that time there was no appearance by the Applicant nor by his agent. The case was continued.
 4. The amount of arrears of rent was amended as at 24 September 2025 to the sum of Two Thousand and Fifteen Pounds (£2,015).
 5. That was the sum that was sought by the Applicant’s agent.

- **The Case Management Discussion**

1. At the case management discussion, Ms Haughie attended on behalf of the Applicant. Mr Meek attended for the Respondent.
2. The Respondent is a serving police officer. The submission made by Mr Meek was to the effect that, if an Order were granted, that may have an effect upon his employment.
3. Currently, because of a rent increase, he was not able to pay the updated rent. He was still paying the existing rent of Four Hundred and Ninety Five Pounds (£495) per month.
4. Mr Meek sought to invite that the application be dismissed. Rent arrears were still ongoing, so there was clearly going to be a potential for a further application to be made.

- **Findings in Fact**

1. The parties entered into a contractual arrangement for the rent of the Property. The current rental amount due was Six Hundred and Fifty Pounds (£650). The amount initially due was Four Hundred and Ninety Five Pounds (£495).
2. Arrears had accrued as at 24 September 2025 in the sum of Two Thousand and Fifteen Pounds (£2,015).

- **Reasons for Decision**

1. The Respondent acknowledged that the sum of Two Thousand and Fifteen Pounds (£2,015) was due. The Respondent's submission was to the effect that the Respondent was still within the property. He could not afford to pay the rental of Six Hundred and Fifty Pounds (£650) per month. The rent he was paying was Four Hundred and Ninety Five Pounds (£495) per month. Accordingly, rent arrears were still accruing. The Applicant would potentially require to lodge a further application in any event.
2. However, on the basis that the Applicant wished to insist upon the Order, and that the Respondent acknowledged that he was due the sum, the Tribunal were of the view that an Order had to be granted.

- **Decision**

1. To make an Order for Payment by the Respondent to the Applicant in the sum of Two Thousand and Fifteen Pounds (£2,015).

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

07 January 2026

Legal Member

Date

Mark Thorley