



**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/25/2151

**Property: 4 Partickhill Road, Flat 20 Westside Gardens, Partickhill, Glasgow G11
5BL ("Property")**

Parties:

**Corinne Kelt, 3, The Den, Deeview Road South, Cults, Aberdeen AB15 9NA
("Applicant")**

**Aberdein Considine & Company, 18 Waterloo Street, Glasgow G2 6DB
("Applicant's Representative")**

**Michael Quigley, 4 Partickhill Road, Flat 20 Westside Gardens, Partickhill,
Glasgow G11 5BL ("Respondent")**

Tribunal Members:

Joan Devine (Legal Member)

Mary Lyden (Ordinary Member)

Decision

**The First-tier Tribunal for Scotland (Housing and Property Chamber)
("Tribunal") determined that an order for payment of £13,200 should be made.**

The Applicant sought an order for payment of £5,500 in respect of rent arrears. The Applicant had lodged Form F. The documents produced were: a Short Assured Tenancy Agreement which commenced on 7 April 2016 and a statement of rent arrears. The Application was served on the Respondent by sheriff officer on 21 November 2025. On 23 December 2025 the Applicant's Representative lodged an updated statement of rent arrears which indicated arrears of £13,200 for the period 7 January 2025 to 22 December 2025 along with a motion to amend the sum claimed to £13,200. The Applicant's Representative intimated a copy of the motion and statement of arrears to the Respondent. On 18 January 2026 the Applicant's Representative lodged a written submission.

Case Management Discussion (“CMD”)

A CMD took place before the Tribunal on 20 January 2026 by teleconference. The Applicant was in attendance and was supported by Mr Farquharson. Elaine Elder of the Applicant’s Representative was also in attendance. The Respondent was not in attendance.

Ms Elder told the Tribunal that the Applicant thought that the Respondent may have lost his job. She said that there had been arrears in the past but these had been addressed. She said that numerous reminders regarding the arrears had been issued to the Respondent but no response was received.

Findings in Fact

The Tribunal made the following findings in fact:

1. The Applicant and the Respondent entered into a short assured tenancy agreement which commenced on 7 April 2016.
2. In terms of the Tenancy agreement the rent was £980 per month.
3. The rent was increased to £1,100 per month.
4. The Respondent failed to pay the rent in full for the period 7 January 2025 to 22 December 2025. The unpaid amount was £13,200.

Reasons for the Decision

5. The Tribunal allowed the sum claimed to be amended to £13,200 and then determined to make an Order for payment. In terms of the tenancy agreement rent was due at the rate of £980 per month. The rent was increased to £1,100 per month. The Respondent failed to pay the rent in full for the period 7 January 2025 to 22 December 2025. The unpaid amount was £13,200.

Decision

The Tribunal grants an order for payment of £13,200.

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.

Joan Devine

Legal Member

Date : 20 January 2026