



**Decision with Statement of Reasons of the First-tier Tribunal for Scotland (Housing and Property Chamber) under Section 51 of the Private Housing (Tenancies) (Scotland) Act 2016.**

**Chamber Ref: FTS/HPC/EV/25/1740**

**Re: Property at 20 Sikeside Place, Coatbridge, ML5 4PA (“the Property”)**

**Parties:**

**Ms Gillian Hunter, 2a Westmount Park, Newtonards, Co Down, BT23 4BP (“the Applicant”)**

**Ms Kellyann James, 20 Sikeside Place, Coatbridge, ML5 4PA (“the Respondent”)**

**Tribunal Members:**

**Fiona Watson (Legal Member) and Tony Cain (Ordinary Member)**

**Decision (in absence of the Applicant and Respondent)**

**The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that the application is dismissed.**

1. An application was submitted to the Tribunal under Rule 109 of the First-tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017 (“the Rules”). Said application sought a repossession order against the Respondent on the basis of rent arrears accrued by the Respondent under a private residential tenancy, being Ground 12 under Schedule 3 to the Private Housing (Tenancies) (Scotland) Act 2016 (“2016 Act”).
2. A Case Management Discussion (“CMD”) took place by telephone conference on 18 December 2025. The Applicant was not in attendance and was represented by Mr John MacAulay. The Respondent was in attendance. Following hearing submission from parties, the tribunal adjourned the CMD to another date for (i) the Respondent to pay £500 towards the arrears on 24 December, with a further £100 per month towards arrears thereafter and (ii) for the Respondent to take financial and housing advice, including contacting the homelessness section of the local authority to discuss the implications of an eviction order on her housing situation.

3. Parties were notified by email and letter of 26 January 2026 that the CMD would take place again on 17 February 2026 at 10am.
4. On 16 February 2026 the Respondent emailed the tribunal seeking a postponement of the CMD, citing childcare issues. This was refused. On 17 February 2026 the Respondent again emailed the tribunal advising that she had a new job and would commence payments of rent plus £200 per month towards her arrears. Both emails were crossed over to the Applicant and no response was received.
5. The CMD took place on 17 February 2026 at 10am by telephone conference. There was no appearance by or on behalf of either party. There had been no correspondence received from the Applicant or their representative since the previous CMD, and no update provided on whether payments had been made as promised or as to the current level of arrears.

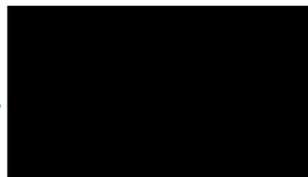
### **Outcome**

6. In the absence of the applicant seeking any orders, the tribunal decided to dismiss the application.

### **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.**

**Legal Member/Chair**



**Date: 17 February 2026**