



**Decision with Statement of Reasons of the First-tier Tribunal for Scotland  
(Housing and Property Chamber) under Section 71 of the Private Housing  
(Tenancies) (Scotland) Act 2016**

**Chamber Ref: FTS/HPC/CV/25/2665**

**Property : Flat 2/R, 38 Cartside Street, Glasgow G42 9TF (“Property”)**

**Parties:**

**MJL Investments Limited, 3 Fitzroy Place, Glasgow G3 7RH (“Applicant”)**

**Douglas Dickson Property Management Limited, 3 Fitzroy Place, Glasgow G3 7RH (“Applicant’s Representative”)**

**Gavin Gordon, Flat 2/R, 38 Cartside Street, Glasgow G42 9TF (“Respondent”)**

**Tribunal Members:**

**Joan Devine (Legal Member)**

**Elizabeth Williams (Ordinary Member)**

**Decision**

**The First-tier Tribunal for Scotland (Housing and Property Chamber) (“Tribunal”) determined that an order for payment of £3,550 should be made.**

The Applicant sought an order for payment of £1,110 in respect of rent arrears. The Applicant had lodged Form F. The documents produced were: a Private Tenancy Agreement which commenced on 25 February 2024, a statement of rent arrears and a rent increase notice. The Application was served on the Respondent by sheriff officer on 25 November 2025. On 14 January 2026 the Applicant’s Representative lodged an updated statement of rent arrears and sought to increase the sum claimed to £3,550.

**Case Management Discussion (“CMD”)**

A CMD took place before the Tribunal on 21 January 2026 by teleconference. The Applicant was represented by Neil Livingston of the Applicant and by Shona McLellan of the Applicant’s Representative. The Respondent was also in attendance. Mr Gordon told the Tribunal that he did not object to the payment order being granted. He said that he had lived in the Property since 2014. He said that he had run into financial difficulty in 2025. He said he was now in a position where he could pay the ongoing rent but he could not pay the arrears that had built up. He said that he is not in employment. He said he did not understand why the arrears statement showed a

historical overpayment of £10. Mr Livingston told the Tribunal that a private residential tenancy had been put in place instead of a short assured tenancy so that the tenancy complied with the current legal regulations . He said that Mr Gordon had always been a good tenant. He said that the Applicant had tried to communicate with Mr Gordon to arrange a payment plan and a way forward but Mr Gordon did not communicate in return. In light of that the Applicant had no option but to raise this application. As regards the overpayment of £10, Mr Livingston said he was not sure how it had arisen but it reduced the arrears by £10 and therefore worked in favour of the Respondent.

### **Findings in Fact**

The Tribunal made the following findings in fact:

1. The Applicant and the Respondent entered into a Tenancy Agreement which commenced on 25 February 2025.
2. In terms of the Tenancy agreement the rent was £445 per month.
3. The rent increased to £470 per month with effect from 10 July 2024.
4. The Respondent failed to pay the rent in full for the period 25 December 2024 to 25 December 2025. The unpaid amount was £3,550.

### **Reasons for the Decision**

The Tribunal determined to allow the sum claimed to be amended to £3,550. The Tribunal determined to make an Order for payment. In terms of the tenancy agreement rent was due at the rate of £445 per month. The rent was increased to £470 per month with effect from 10 July 2024. The Respondent failed to pay the rent in full for the period 25 December 2024 to 25 December 2025. The unpaid amount was £3,550.

### **Decision**

The Tribunal grants an order for payment of £3,550.

### **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 : 21 January 2026**