



**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 (“the Act”) Rule 111 of The First-tier Tribunal
for Scotland Housing and Property Chamber (Procedure) Regulations 2017
 (“the Rules”)**

Chamber Ref: FTS/HPC/CV/25/2430

Re: Property at 107 Drumcross Road, Glasgow, G53 5LL (“the Property”)

Parties:

Mr Harry Morris, 1a Glasgow Road, Waterfoot Bank, Glasgow, G76 0ES (“the Applicant”) per his agents Complete Clarity Solicitors & Simplicity Legal, 34, Woodlands Road, Glasgow, G3 6UR (“the Applicant’s Agents”)

Ms Corinne Rowley, 107 Drumcross Road, Glasgow, G53 5LL (“the Respondent”)

Tribunal Members:

Karen Moore (Legal Member) and Elaine Munroe (Ordinary Member)

Decision (in absence of the Respondent)

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) granted the Order in the sum of FIVE THOUSAND FOUR HUNDRED POUNDS (£5,400.00) Sterling as sought with interest at 8% per annum from the date hereof until paid.

Background

1. By application received on 9 June 2025 ("the Application"), the Applicant's Agents on his behalf applied to the Tribunal for an Order for payment of rent due and owing by the Respondent to the Applicant in respect of a tenancy of the Property. The Application gave notice that the Order sought would comprise future rent due and not paid and gave notice that interest at 8% per annum was sought on any sum awarded.
2. The Application comprised the following:
 - i) copy private residential tenancy agreement between the Parties showing the rent to be £600.00 per month;
 - ii) copy statement of rent due and owing amounting to £1,200.00 as at 9 June 2025.
3. The Application was accepted by the Tribunal Chamber and a Case Management Discussion (the "CMD") was fixed for 6 January 2026 at 10.00 am by telephone conference. The CMD was intimated to the Parties and, in particular, to the Respondent by Sheriff Officer service on 3 November 2025.
4. Prior to the CMD, the Applicant's Agents submitted an updated rent statement showing that rent due and owing had increased to £5,400.00.

CMD

5. The CMD took place on 6 January 2026 at 10.00 by telephone conference. The Applicant, Mr. Morris, was not present and was represented by Ms. Hamilton of the Applicant's Agents. Ms. Rowley, the Respondent, was not present and was not represented. She did not submit written representations. The Tribunal was satisfied that she was aware of the proceedings and so proceeded in her absence.
6. The Application was heard alongside application FTS/HPC/EV/25/2055 between the same Parties seeking an Order for eviction.

7. Ms. Hamilton for Mr. Morris confirmed that an Order for £5,400.00 is sought as no rent has been paid since March 2025.

Findings in Fact

8. From the Application and the CMD, the Tribunal made the following findings in fact: -

- i) There is a private residential tenancy of the Property between the Parties at a monthly rent of £600.00;
- ii) The Respondent has not paid rent since March 2025;
- iii) Rent amounting to £5,400.00 is due and owing by the Respondent to the Applicant.

Rule 17 (4) of the Rules

9. The Tribunal had regard to Rule 17(4) of the Rules which states that the Tribunal "*may do anything at a case management discussionincluding making a decision*" . The Tribunal took the view that it had sufficient information to make a decision and so proceeded to determine the Application.

Decision and Reasons for Decision

10. The Tribunal had regard to all the information before it and to its Findings in Fact.

11. The Tribunal had regard to the facts that the Respondent owes the sum of £5,400.00 and that the Application is not opposed. Accordingly, the Tribunal granted the Order as sought in terms of the Application, being £5,400.00 together with interest thereon at 8% per annum.

12. This decision is unanimous.

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.

Karen Moore

Legal Member/Chair

6 January 2026

Date