



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/25/4024

Re: Property at 0/1, 70 Wellington Street, Greenock, PA15 4NG (“the Property”)

Parties:

Mrs Shirley Copeland, 16 Drumslea, Greenock, PA16 7SJ (“the Applicant”)

Ms Megan Higgins, 0/1, 70 Wellington Street, Greenock, PA15 4NG (“the Respondent”)

Tribunal Members:

Ms H Forbes (Legal Member) and Mr A Lamont (Ordinary Member)

Decision (in absence of the Respondent)

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that an order for payment should be granted in the sum of £2600 with interest thereon at the rate of 3.75% from the date of the order to the date of payment.

Background

1. This is a Rule 111 application whereby the Applicant was seeking an order for payment in the sum of £1950. The Applicant representative lodged a copy of a private residential tenancy agreement between the parties in respect of the Property, which tenancy commenced on 24th March 2025 at a monthly rent of £550, and a rent statement.
2. Service of the application and notification of a Case Management Discussion was made upon the Respondent by personal service by Sheriff Officer on 12th January 2026.
3. By email dated 26th January 2026, the Applicant representative lodged an application to amend the sum sought to £3125 together with evidence of intimation of the application upon the Respondent.
4. By email dated 20th February 2026, the Applicant representative lodged an updated rent statement showing arrears in the sum of £2600.

The Case Management Discussion

5. A Case Management Discussion (“CMD”) took place by telephone conference on 23rd February 2026. The parties were not in attendance. The Applicant was represented by Mr Ken Caldwell, Solicitor. The start of the CMD was delayed to allow the Respondent to join the call. The Respondent did not join the call.
6. The Tribunal considered the terms of Rule 29. The Tribunal determined that the requirements of Rule 17(2) had been satisfied, and it was appropriate to proceed with the application in the absence of the Respondent.
7. Mr Caldwell moved for an order to be granted in the sum of £2600 with interest thereon at the rate of 4%.

Findings in Fact and Law

8.
 - (i) Parties entered into a private residential tenancy agreement in respect of the Property which commenced on 24th March 2025 at a monthly rent of £550.
 - (ii) Rent lawfully due has not been paid by the Respondent to the Applicant.
 - (iii) The Applicant is entitled to recover rent lawfully due.

Reasons for Decision

9. The Tribunal allowed the application to increase the sum sought.
10. Rent lawfully due is outstanding. The Applicant is entitled to recover rent lawfully due.

Decision

11. An order for payment is granted in favour of the Applicant in the sum of £2600 with interest thereon at the use value rate of 3.75% from the date of the order to the date of payment.

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.

Helen Forbes

Legal Member/Chair

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23rd February 2026
Date