



Decision with Statement of Reasons of the First-tier Tribunal for Scotland (Housing and Property Chamber) under Section 16 of the Housing (Scotland) Act 1988

Chamber Ref: FTS/HPC/CV/25/3519

Re: Property at 6 Dasher Gardens, Ardrossan, KA22 7NN (“the Property”)

Parties:

Mr Cameron Conaghan, 31 Keir Hardie Drive, Ardrossan, KA22 8PA (“the Applicant”)

Ms Michelle Reid, 20 Fitzsimmons Wynd, Ardrossan, KA22 7NN (“the Respondent”)

Tribunal Members:

Ruth O'Hare (Legal Member)

Decision (in absence of the Respondent)

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that the Respondent is liable to pay the sum of Three thousand eight hundred and seventy pounds (£3870) to the Applicant under the terms of the assured tenancy between the parties.

The Tribunal therefore made an order for payment in the sum of £3870 against the Respondent.

Background

- 1 This is an application for a payment order under rule 70 of the First-tier Tribunal for Scotland (Housing and Property Chamber) Rules of Procedure 2017 (“the Rules”) and section 16 of the Housing (Scotland) Act 1988. The Applicant sought to recover unpaid rent from the Respondent arising from an assured tenancy between the parties.
- 2 The application was accepted and referred to a case management discussion (“CMD”) to take place by teleconference on 19 February 2026. The Tribunal gave notice of the CMD to the parties in accordance with Rule 17(2) of the

Rules. Said notice was served upon the Respondent by sheriff officers on 9 January 2026 and required the Respondent to submit any written representations in response to the application no later than 28 January 2026. No written representations were received from the Respondent.

The CMD

- 3 The CMD took place on 19 February 2026 by teleconference. Mrs Kameran of Taylor Henderson LLP represented the Applicant. There was no appearance by or on behalf of the Respondent. The Tribunal was satisfied that she had been given proper notice of the CMD under Rule 17(2) of the Rules. She had provided no explanation for her failure to attend. The Tribunal therefore delayed the start time of the CMD for a short period before determining to proceed in her absence.
- 4 The Tribunal had the following documents before it:-
 - (i) Form F application form;
 - (ii) Title sheet confirming the Applicant's ownership of the property and proof of the Applicant's landlord registration;
 - (iii) Assured tenancy agreement between the parties; and
 - (iv) Rent statement and bank statements.
- 5 The Tribunal heard submissions from Mrs Kameran on behalf of the Applicant.
- 6 Mrs Kameran confirmed that the Applicant sought a payment order in the sum of £3870. The Respondent has not been in touch with the Applicant, nor Mrs Kameran's office, regarding the arrears. Mrs Kameran noted that the Tribunal made a payment order in a previous application in July 2025 and as far as she is aware the Applicant has not received any payments from the Respondent in terms of that order.

Findings in fact

- 7 The Applicant is the owner and landlord, and the Respondent was the tenant, of the property in terms of an assured tenancy agreement which commenced on 4 September 2015.
- 8 The rent due under the terms of the tenancy agreement was £575 per month.
- 9 The Applicant acquired title to the property on 5 July 2023,
- 10 When the Applicant acquired title to the Property the rent was £645 per month and was being paid at that level.
- 11 The Respondent failed to pay rent as agreed. On 23 July 2025 the Tribunal granted a payment order against the Respondent in favour of the Applicant in the sum of £3870, being rent due for the period 9 July 2024 to 9 December 2024.

- 12 The Respondent failed to pay rent for the period 9 January 2025 to 9 June 2025.
- 13 The Respondent vacated the property on 12 June 2025.
- 14 Despite requests from the Applicant the Respondent has failed to make payment of the sum due.

Reasons for decision

- 15 The Tribunal was satisfied that it could make relevant findings in fact to reach a decision on the application at the CMD based on the documentary evidence and submissions from Mrs Kameran on behalf of the Applicant. The Respondent had not sought to oppose the application and as such there was no contradictory evidence before the Tribunal.
- 16 The Tribunal therefore accepted that the Respondent had an obligation to pay rent of £645 per month to the Applicant, which was the agreed rent in place when he acquired the property, and had failed to do so for the period 9 January 2025 to 9 June 2025. The Respondent was therefore liable to pay the Applicant the sum of £3870.
- 17 Accordingly, the Tribunal made a payment order in the sum of £3870 against the Respondent.

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.

Ruth O'Hare

19 February 2026

Legal Member/Chair

Date