



**Decision with Statement of Reasons of the First-tier Tribunal for Scotland (Housing and Property Chamber) under Section 16 of the Housing (Scotland) Act 2014**

**Chamber Ref: FTS/HPC/CV/25/2787**

**Re: Property at Flat 1/2, 182 Quarry Street, Hamilton, ML3 6QR (“the Property”)**

**Parties:**

**Mr Sakhawat Ali, 6 Covanburn Avenue, Hamilton, ML3 7PX (“the Applicant”)**

**Ms Patricia Downie, Flat 1/2, 182 Quarry Street, Hamilton, ML3 6QR (“the Respondent”)**

**Tribunal Member:  
George Clark (Legal Member)**

**Decision (in absence of the Respondent)**  
**The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that the application should be decided without a Hearing and made an Order for Payment by the Respondent to the Applicant of the sum of £7,540.**

**Background**

1. By application, dated 27 June 2025, the Applicant sought an Order for Payment in respect of unpaid rent that had become lawfully due by the Respondent to the Applicant. The sum sought was £7,540. The Applicant also sought interest at the judicial rate of 8% from the date of the Tribunal's Order until payment.
2. The application was accompanied by a Rent Statement showing arrears as at June 2025 of £7,540.
3. On 9 February 2026, the Tribunal advised the Parties of the date and time of a Case Management Discussion, and the Respondent was invited to make written representations by 2 March 2026. The Respondent did not make any written representations to the Tribunal.

4. Prior to the Case Management Discussion, the Tribunal requested a copy of the Tenancy Agreement, The Applicant's representative advised on 19 March 2026 that the Applicant was unable to locate it, but rent had been paid historically, showing that there was a contract in place between the Parties.

### **Case Management Discussion**

5. A Case Management Discussion was held by means of a telephone conference call on the morning of 25 March 2026. The Applicant was represented by Miss Aneysa Ramzan of Austin Lafferty, solicitors, Glasgow and East Kilbride. The Respondent was not present or represented.
6. The Applicant's representative advised the Tribunal that no payments had been made by the Respondents since the date of the application.

### **Reasons for Decision**

7. Rule 17 of the First-tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017 provides that the Tribunal may do anything at a Case Management Discussion which it may do at a Hearing, including making a Decision. The Tribunal was satisfied that it had before it all the information and documentation it required to enable it to decide the application without a Hearing.
8. The Tribunal was satisfied that there is a contractual tenancy in place between the Parties, as the Rent Statement showed that rent of £450 per month was being paid by the Respondent from February 2020 until May 2024, and was also satisfied that the sum sought in the application had become lawfully due by the Respondents to the Applicants.
9. The Tribunal was not prepared to make an Order for interest on the sum sought. It would only have considered doing so if the tenancy agreement had provided for interest on unpaid rent, and no tenancy agreement had been provided to the Tribunal.

### **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.**

**George Clark**  
**Legal Member/Chair**

**25 March 2026**  
**Date**