



**Decision with Statement of Reasons of the First-tier Tribunal for Scotland
(Housing and Property Chamber)**

Reference number: FTS/HPC/CV/25/4075

Order granted on 17 April 2026

Re: Property at 46 Terregles Drive, Glasgow, G41 4RN (“the Property”)

The Parties:

Mr Abdul Khaliq, 178 Terregles Avenue, Glasgow, G41 4RR (“the Applicant”)

Mr Justin David Eade, formerly residing at 46 Terregles Drive, Glasgow, G41 4RN (“the Respondent”)

Tribunal Member: Paul Doyle (Legal Member)

Decision

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that an order for payment should be made.

Background

The Applicant sought an order for payment totalling £12,715.33. The Applicant had lodged with the Tribunal Form F. The documents produced included a Tenancy Agreement and a schedule of unpaid rental.

Case Management Discussion

A case management discussion took place by telephone conference at 10am on 17 April 2026. The Applicant was represented by Ms K McMillan of Western Lettings Ltd. The respondent was present but unrepresented.

Findings in Fact

The Tribunal made the following findings in fact:

1. The Applicant and the Respondent entered into a private residential tenancy Agreement for the Property on 15 October 2020.

2. The rent in terms of the Tenancy Agreement was £850 per month. The Rental increased to £900 per month in July 2025
3. On 23/05/2025 the First-tier Tribunal for Scotland made an order evicting the respondent from the property under section 51 of the Private Housing (Tenancies) (Scotland) Act 2016, because ground 12 of schedule 3 was established.
4. Sheriff Officers enforced the eviction order on 18/07/2025.
5. The Respondent stopped paying rental in April 2024. He remained in the property until he was evicted on 18/07/2025. By that time there were rent arrears of £13,468.36. The applicant retained the tenancy deposit of £1050, which reduced the arrears of rental to £12,418.36.
6. The applicant paid sheriff officers £296.97 to enforce the eviction order.
7. The respondent owes the applicant £12,715.33.

Reasons for Decision

8. Rent is lawfully due in terms of the Tenancy Agreement at the rate of £850 per month. The Rental increased to £900 per month in July 2025. The respondent stopped paying rent in April 2024 and remained in the property until 18 July 2025.
9. By 18/07/2025 there were net rent arrears of £12,418.36. The applicant is entitled to recover sheriff officers' charges for enforcing the eviction order.
10. The respondent owes the applicant £12,715.33.
11. The respondent has no stateable answer to the application for a payment order.
12. For these reasons the Tribunal determined to make an Order for payment.

Decision

The Tribunal determined to make an Order for payment.

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.

Where such an appeal is made, the effect of the decision and of any order is suspended until the appeal is abandoned or finally determined by the Upper Tribunal, and where the appeal is abandoned or finally determined by upholding the decision, the decision and any order will be treated as having effect from the day on which the appeal is abandoned or so determined.

A handwritten signature in black ink, appearing to read "Paul Sage". The signature is written in a cursive style with a long, sweeping tail.

Legal Member

Date 17 April 2026