



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/25/4396

Re: Property at 262 Drumchapel Road, Flat 2/1, Glasgow, G15 6DS (“the Property”)

Parties:

Dr Turker Bayrak, Flat 4 29 Citypark Way, Edinburgh, EH5 2FA (“the Applicant”)

Mr Cory Grant, 262 Drumchapel Road, Flat 2/1, Glasgow, G15 6DS (“the Respondent”)

Tribunal Members:

Martin McAllister (Legal Member) and Eileen Shand (Ordinary Member) (“the tribunal”)

Decision

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that an order of payment be made against the Respondent in favour of the Applicant for the sum of EIGHT THOUSAND THREE HUNDRED AND SIXTY POUNDS (£8360)

Background

1. On 10 October 2025, the Applicant’s agents submitted an application to the First-tier Tribunal for Scotland seeking an order of payment for the sum of £3800 in respect of rent arrears.
2. On 4 November 2025, the application was accepted for determination by the Tribunal.
3. A case management discussion was held by audio conference on 21 April 2026.

The case management discussion

4. Ms Kirsty McMillan of Western Lettings Ltd represented the Applicant.
5. The Respondent was present.
6. The Legal Member explained the purpose of a case management discussion. Ms McMillan invited the tribunal to determine the matter without a Hearing and to grant an order for payment.
7. Ms McMillan referred to an updated rent statement which she had submitted on 6 April 2026. She said that she was seeking to amend the application in respect of the sum being sought. She directed the tribunal to the updated rent statement and said that the Applicant was seeking an order of payment for the sum of £8360.
8. Mr Grant did not dispute that he had rent arrears amounting to £8360.

9. Findings in Fact

- (i) The Applicant and the Respondent entered into a private residential tenancy agreement in respect of the Property on 1 May 2025.
- (ii) The tenancy commenced on 6 May 2025.
- (iii) The monthly rent due under the private residential tenancy is £760.
- (iv) The rent arrears due as at 10 October 2025 were £3800.
- (v) The rent arrears due as at 6 April 2026 were £8360.
- (vi) The Respondent has made no payment of rent since May 2025.

10. Documents before Tribunal

- (i) Private residential tenancy agreement dated 1 May 2025.
- (ii) Rent statements.

Respective position of the parties

11. Ms McMillan said that the Respondent had had made only one payment of rent which was at the outset of the tenancy in May 2025.
12. Ms McMillan referred to the rent statements which had been submitted and which demonstrated that the Respondent had been in arrears of rent since June 2025.
13. The Respondent said that he accepted that he had made only one payment of rent which was in May 2025 and that he had rent arrears of £8360.

Reasons for Decision

14. The tribunal saw no reason for determination of the application to be continued to a Hearing. Neither party indicated that there was evidence that should be brought before a hearing.
15. The Respondent conceded that he had rent arrears amounting to £8360 which was the sum being sought by the Applicant.

Decision

16. The tribunal determined that the application be granted and that an order of payment be made for the sum of £8360.

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.

Martin McAllister

Legal Member of the First-tier Tribunal for Scotland

Date: 21 April 2026