

Housing and Property Chamber
First-tier Tribunal for Scotland



Decision with Statement of Reasons of the First-tier Tribunal for Scotland (Housing and Property Chamber) under section 71(1) of the Private Housing (Tenancies) (Scotland) Act 2016 (“2016 Act”)

Chamber Ref: FTS/HPC/CV/25/4468

**Re: 0/1 67 Bowman Street, Glasgow, G42 8LF
 (“the Property”)**

Parties:

Southside Lettings (Scotland) Limited (formerly known as Southside Factoring and Related Services Limited conform to a certificate of incorporation on change of name dated 30 April 2024), a company incorporated under the Companies Acts in Scotland (registered number SC286509) and having its registered office address at Southside House, 135 Fifty Pitches Road, Glasgow, G51 4EB (“the Applicant”)

Mr Matthew Marquer, 0/1 67 Bowman Street, Glasgow, G42 8LF
 (“the Respondent”)

Tribunal Members:

Pamela Woodman (Legal Member) and Gerard Darroch (Ordinary Member)

Present:

The case management discussion took place at 10am on Monday 20 April 2026 by teleconference call (“the CMD”). The Applicant was not present but was represented by Ms Sophie Cargill of Mellicks. The Respondent was present and was represented by his mother, Mrs Hazel Marquer, at the CMD. The clerk to the Tribunal was Michael Cowie. This case was conjoined with the case with reference This case was conjoined with the case with reference FTS/HPC/EV/25/4467.

Decision

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that an order for payment in the sum of £7,796.28 be granted.

BACKGROUND

1. An application had been made to the Tribunal under section 71(1) of the 2016 Act and in terms of the First-tier Tribunal for Scotland Housing and Property Chamber Rules of Procedure 2017 (“**HPC Rules**”) which are set out in the schedule to The First-tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017, as amended. More specifically, the application was made in terms of rule 111 (*Application for civil proceedings in relation to a private residential tenancy*) of the HPC Rules.
2. The order sought from the Tribunal was a payment order against the Respondent.
3. The application form dated 15 October 2025 was accompanied by copies of various documents, including:
 - a. the private residential tenancy agreement between the Applicant and the Respondent, with Miss Nikki Marquer as guarantor, dated 10 October 2019 (“**Tenancy Agreement**”);
 - b. a rent increase notice dated 20 May 2025 proposing a new rent of £504.36 from 28 August 2025; and
 - c. a rental statement covering the period from 4 August 2020 to 13 October 2025, which stated that there were arrears of £4,470.12 as at 13 October 2025.
4. A notice of acceptance of the application was issued dated 7 November 2025 under rule 9 of the HPC Rules, confirming that the application paperwork had been received on 15 October 2025.
5. On 8 April 2026, the Applicant’s representatives sought to lodge an updated rent statement which stated that there were arrears of rent of £7,796.28 as at 1 April 2026.
6. The Respondent had not provided written representations in advance of the CMD.
7. This decision arises out of the CMD.

PROCEEDINGS, NAMELY THE CMD

8. Ms Cargill (on behalf of the Applicant) and Mrs Marquer (on behalf of the Respondent) each respectively confirmed that the current arrears of rent were £7,796.28 as at the date of the CMD.

FINDING IN FACT

9. The Tenancy Agreement stated that:
 - a. The start date of the tenancy was 10 October 2019;

- b. Rent was payable in advance at a rate of £425 per calendar month (and “The following services are included in the rent amount noted above: Floorcoverings £15.00”);
- c. Payments of rent were due to be paid on the 28th of the month; and
- d. A deposit of £500 was payable.

10. Based on the rent increase notice provided, the Tribunal was satisfied, on the balance of probabilities, that the rate of rent payable as at the CMD was £504.36 per calendar month.

REASON FOR DECISION

11. The Tribunal was satisfied, on the balance of probabilities, that the Respondent was in arrears of rent in respect of an amount of £7,796.28 as at the date of the CMD.

DECISION

12. The Tribunal granted an order for payment of £7,796.28 against the Respondent.

Right of Appeal

In terms of Section 46 of the Tribunals (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.

Pamela Woodman

20 April 2026

Chair

Date