



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 (Act)

Chamber Ref: FTS/HPC/CV/25/3644

Re: Property at Flat 3/2 380 Bearsden Road, Glasgow, G13 1FN (“the Property”)

Parties:

Partick Works Ltd, 10 Mansfield Street, Glasgow, G11 5QP (“the Applicant”)

Miss Arlene Johnston, 68 Parkmanor Avenue, Glasgow, G53 7ZD (“the Respondent”)

Tribunal Members:

Alan Strain (Legal Member)

Decision (in absence of the Respondent)

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that an order for payment be granted in the sum of £1,490.

Background

This is an application under Rule 111 of *The First-tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017 (Rules)* and section 71(1) of the Act in respect of a claim for payment of rent arrears.

The Tribunal had regard to the following documents:

1. Application received 22 August 2025;
2. Private Residential Tenancy Agreement (**PRTA**) commencing 31 October 2024;
3. Rent Arrears Statement;
4. Sheriff Officers Certificate of Service of CMD Notification on the Respondent dated 25 February 2026;
5. Applicant’s Written Representations date 24 February 2026;
6. Respondent’s Written Representations dated 7 April 2026.

Case Management Discussion (CMD)

The case called for a CMD by telephone on 15 April 2026. The Applicant was represented by Ms Smith, Letting Assistant. The Respondent did not participate and was not represented.

The Tribunal delayed the start of the CMD to see if the Respondent would participate but she did not.

The Tribunal were satisfied that the Respondent had received notification of the Case Management Discussion and that the Tribunal could determine the matter if it considered it had sufficient information to do so and the procedure was fair. The notification also advised the Respondent that she should attend and the Tribunal could determine the matter in absence if she did not.

The Tribunal decided that it was fair and reasonable to proceed in the Respondent's absence.

Ms Smith confirmed that the Respondent was in rental arrears as at the end of the tenancy in the sum of £1,490.

There was no other information available regarding the Respondent's current circumstances or intentions.

The Tribunal then considered the documentary evidence it had received from the Applicant and in so far as material made the following findings in fact:

1. The Parties let the subjects under a PRTA commencing 31 October 2024;
2. The monthly rent was £735;
3. The Applicant was in arrears of rent in the sum of £1,490 as at the end of the tenancy.

Decision and Reasons

The Tribunal was satisfied that in the circumstances the Applicant was due payment of the rent arrears from the Respondent and granted the order sought in the amount of £1,490.

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.

A Strain

15/04/2026

Legal Member/Chair

Date