



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/25/3998

Re: Property at 6 Brick Lane, 0/2, Paisley, PA3 4AE (“the Property”)

Parties:

Mr Sarbjit Singh, 2 Crosslee Crescent, Johnstone, PA6 7DT (“the Applicant”)

Mr Anthony Connor Arkwell, unknown, unknown (“the Respondent”)

Tribunal Members:

Gabrielle Miller (Legal Member)

Decision (in absence of the Respondent)

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that the Applicant is entitled to an order for payment for £17850 (SEVENTEEN THOUSAND EIGHT HUNDRED AND FIFTY POUNDS)

Background

1. An application was received by the Housing and Property Chamber dated 17th September 2025. The application was submitted under Rule 111 of The First-tier for Scotland Housing and Property Chamber (Procedure) Regulations 2017 (“the 2017 Regulations”). The application was based on the Respondent not maintaining rent payments with the arrears outstanding detailed as £17850.
2. On 23rd September 2025 all parties were written to with the date for the Case Management Discussion (“CMD”) of 17th October 2025 at 2pm by teleconferencing. The letter also requested all written representations be submitted by 10th October 2025.
3. On 26th September 2025, sheriff officers attempted to serve the letter with notice of the CMD date and documentation upon the Respondent. However, the sheriff officers found the Property to be empty and were unable to effect

service. The CMD was postponed to allow for service to be undertaken by means of Service by Advertisement.

4. On 30th January 2026 all parties were written to with the date for the CMD of 12th March 2026 at 10am by teleconferencing. Service by Advertisement was undertaken upon the Respondent from 30th January 2026.

The Case Management Discussion

5. A CMD was held 12th March 2026 at 10am by teleconferencing. The Applicant was represented by Mr Saqib Deen, Apex Property Services (Scotland) Ltd. The Respondent was not present. The CMD did not start until 10.20am. The Tribunal proceeded in terms of Rule 29 of the Rules. The Respondent did not make any representations in advance of the CMD.
6. Mr Deen said that there have been no payments that he has been aware of other than the four payments made at the beginning of the tenancy. His firm has only been involved since the application for eviction. This application followed that application. However, when the sheriff officers attempted service for this application on 29th September 2025 the sheriff officers found the Property to be empty. The outstanding amount owed is £17850.
7. The Tribunal was satisfied that the outstanding amount for £17850 was due to the Applicant by the Respondent and that it was appropriate to grant an order accordingly.

Findings and reason for decision

8. A Private Rented Tenancy Agreement commenced 7th March 2021.
9. The Respondent persistently failed to pay his rent charge of £350 per month. The rent payments were due to be paid on the seventh day of each month.
10. The Respondent only paid rent for the first four months of the tenancy. After which there were no payments made at all.
11. The tenancy ended on or around 29th September 2025.
12. There has been no contact from the Respondent.
13. The arrears sought total £17850.

Decision

14. The Tribunal found that the Applicant was entitled to be granted an order for payment amounting to £17850.

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.

Gabrielle Miller

12th March 2026

Legal Member/Chair

Date