



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/25/2792

Re: Property at 4/8 11 Kent Road, Charing Cross, Glasgow, G3 7EH (“the Property”)

Parties:

Koast Investments Limited, 61 Hydepark Street, Glasgow, G3 8BW (“the Applicant”)

Mr Gavin Jefferson, 28 Springfield Grove, Barrhead, Glasgow, G78 2SZ (“the Respondent”)

Tribunal Members:

Gillian Buchanan (Legal Member)

Decision (in absence of the Respondent)

At the Case Management Discussion (“CMD”), which took place by telephone conference on 2 April 2026, the Applicant was represented by Miss Victoria Craig. The Respondent was neither present nor represented and had lodged no written representations.

The tribunal was satisfied that the requirements of Rule 24(1) of the First-tier Tribunal for Scotland Housing and Property Chamber Rules of Procedure 2017 (“the Rules”) had been satisfied relative to the First Respondent having received notice of the CMD and determined to proceed in the absence of the Respondent in terms of Rule 29.

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that –

Background

The Tribunal noted the following background:-

- i. The Applicant leased the Property to the Respondent in terms of a Private Residential Tenancy Agreement (“the PRT”) that commenced on 6 August 2024.
- ii. The rent payable in terms of the PRT was agreed to be £1,000 per calendar month.
- iii. The deposit paid in terms of the PRT was agreed to be £1,500.
- iv. The Respondent has vacated the Property.

- v. The rent arrears due as at the date of the application were £5,500, the Respondent still being in occupation of the Property at that time.
- vi. The rent arrears due to the date of the Respondent's removal from the Property are £5,993.15 and the application has previously been amended to that effect.

The CMD

At the CMD Miss Craig for the Applicant made the following representations:-

- i. There had been no contact from the Respondent since July 2025.
- ii. The deposit had been recovered in full from the approved scheme and utilised in full against costs incurred as a result of the Respondent abandoning the Property and leaving it in poor condition. Costs incurred as a result include those associated with removing furniture left behind, emptying cupboards left full of his personal possessions such that special uplifts were required, redecorating, cleaning, repairs throughout as required, changing locks as keys had not been returned and disposing of food.
- iii. An order for payment of £5,993.15 is sought.

Findings in Fact

- i. The Applicant leased the Property to the Respondent in terms of the PRT that commenced on 6 August 2024.
- ii. The rent payable in terms of the PRT was agreed to be £1,000 per calendar month.
- iii. The deposit paid in terms of the PRT was agreed to be £1,500.
- iv. The Respondent has vacated the Property.
- v. The rent arrears due as at the date of the Respondent's removal from the Property are £5,993.15.
- vi. There had been no contact from the Respondent since July 2025.
- vii. The deposit had been recovered in full from the approved scheme and utilised in full against costs incurred as a result of the Respondent abandoning the Property and leaving it in poor condition. Costs incurred as a result include those associated with removing furniture left behind, emptying cupboards left full of his personal possessions such that special uplifts were required, redecorating, cleaning, repairs throughout as required, changing locks as keys had not been returned and disposing of food.

Reasons for Decision

The Respondent did not submit any representations to the Tribunal and did not attend the CMD. The factual background narrated by the Applicant within the application papers and orally by Miss Craig at the CMD was not challenged and was accepted by the Tribunal.

The Tribunal determined that the unpaid rent still due is £5,993.15.

Decision

The Tribunal granted a payment order against the Respondent in favour of the Applicant in a sum of £5,993.15.

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.

G.Buchanan

**2 April 2026
Date**