



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/25/3597

Re: Property at 14e Brown Street, Paisley, PA1 2SA (“the Property”)

Parties:

Ms Susan Craigen, 53 Harbour Street, Nairn, IV12 4NX (“the Applicant”)

Mr Robert Docherty, 14e Brown Street, Paisley, PA1 2SA (“the Respondent”)

Tribunal Members:

Lesley Ward (Legal Member) and Gerard Darroch (Ordinary Member)

Decision (in absence of the Respondent)

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that the Respondent shall make payment to the Applicant the sum of seven thousand four hundred and seventy five pounds (£7475).

Background

2. This was a case management discussion (CMD) in connection with a rent arrears application in terms of rule 111 of the First-tier Tribunal for Scotland (Procedure) Regulations 2017 (the Rules) and section 71 of the Private Housing (Tenancies)(Scotland) Act 2016 (the Act). There was a second application before the tribunal for eviction in terms of rule 109. An earlier CMD on 16 March 2026 had to be adjourned due to a technical issue with the telephone line. The Applicant was represented by Ms Erin McLemon of BE Listed. The Respondent did not attend and was not represented. The tribunal had sight of the execution of service of the application on the Respondent on 29 January 2026. The tribunal was satisfied that the Respondent had received notice in terms of rule 24 and proceeded with the CMD in his absence in terms of rule 29.

3. The tribunal had before it the following copy documents:

- (1) Private Residential Tenancy Agreement dated 31 January 2024.
- (2) Rent statement.
- (3) Pre-action requirements letters.
- (4) Land certificate.
- (5) Evidence of landlord registration.

Case management discussion

4. Ms McLemon was seeking an order for £7475 in respect of rent arrears which have accrued since March 2025. No rent has been paid since March 2025.

5. Findings in fact

- The Applicant is the owner and registered landlord of the property.
- The parties entered into a private residential tenancy agreement for let of the property on 31 January 2024.
- The agreed rent was £550.
- Rent arrears began to accrue in August 2024.
- Rent arrears have continued to accrue and no payments of rent have been made since March 2025.
- On 1 March 2026 the accrued rent was £7475.
- The sum of £7475 remains outstanding.

Reasons

6. This was an undefended eviction application. The Tribunal was satisfied that it had sufficient information before it to make a decision and the procedure had been fair. The tribunal therefore granted the order for the sum of £7475 in respect of rent arrears for the property.

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.

L Ward

17 April 2026

Legal Member/Chair

Date