



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/25/3751

Re: Property at 11B Burnside Road, Rutherglen, Glasgow, G73 4RF (“the Property”)

Parties:

Mr Christopher Campbell, Tandlehill Cottage, Barrmill, Beith, KA15 1HH (“the Applicant”)

Miss Lauren Rooney, 11B Burnside Road, Rutherglen, Glasgow, G73 4RF (“the Respondent”)

Tribunal Members:

Ms H Forbes (Legal Member) and Mr A Lamont (Ordinary 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 should be granted in favour of the Applicant in the sum of £3750.

Background

1. This is a Rule 111 application whereby the Applicant is seeking an order for payment of rent arrears of £3750. The Applicant lodged a copy of a private residential tenancy agreement between the parties in respect of the Property, which tenancy commenced on 28th July 2021 at a monthly rent of £750, pre-action requirement correspondence, and a rent statement.
2. Service of the application and notification of a Case Management Discussion was made upon the Respondent by Sheriff Officer on 25th February 2026.
3. By email dated 27th March 2026, the Applicant lodged an updated rent statement to 28th March 2026 showing arrears of £5950.

The Case Management Discussion

4. A Case Management Discussion (“CMD”) took place by telephone conference on 13th April 2026. The Applicant was in attendance and represented by Mr Haswell, Solicitor. The Respondent was not in attendance. The start of the CMD was delayed to allow the Respondent to attend.
5. The Tribunal considered the terms of Rule 29. The Tribunal determined that the requirements of Rule 17(2) had been satisfied, and it was appropriate to proceed with the application in the absence of the Respondent.
6. The Tribunal explained the requirement of a proper application to amend the sum sought, which application would have to be made no later than 14 days before the hearing and served upon the Respondent.
7. The Tribunal allowed the Applicant and his solicitor an opportunity to discuss whether to continue the application to allow him to make an application to amend. Mr Haswell informed the Tribunal that the Applicant wished to move for an order for payment in the original sum sought.

Findings in Fact and Law

8.
 - (i) Parties entered into a private residential tenancy agreement in respect of the Property which commenced on 28th July 2021 at a monthly rent of £750.
 - (ii) Rent lawfully due has not been paid by the Respondent to the Applicant.
 - (iii) The Applicant is entitled to recover rent lawfully due.

Reasons for Decision

9. Rent lawfully due is outstanding. The Applicant is entitled to recover rent lawfully due.

Decision

10. An order for payment is granted in favour of the Applicant in the sum of £3750.

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.


Helen Forbes

Legal Member/Chair

13th April 2026
Date