



Decision of the First-tier Tribunal for Scotland (Housing and Property Chamber) under Section 16 of the Housing (Scotland) Act 2014 (the 2014 Act) and Rule 111 of the First-tier Tribunal for Scotland Housing and Property Chamber (Procedure) Regulations 2017 (the 2017 Rules)

Chamber Ref: FTS/HPC/CV/25/4113

Re: Property at 3 Holm Farm, Gartgill Road, Coatbridge, M L5 2EQ (the Property)

Parties:

Holm Farm Developments Limited, 80 Commonhead Road, Glasgow, G69 6FA (the Applicant)

24-7 Property Scotland Ltd, 1257 Shettleston Road, Glasgow, G32 7NG (the Applicant's Representative)

Ms Pamela McMillan and Mr George Sneddon, 3 Holm Farm, Gartgill Road, Coatbridge, M L5 2EQ (the Respondents)

Mr Aitken, address unknown (the Respondent's Representative)

Tribunal Members:

Ms Susanne L. M. Tanner K.C. (Legal Member)

Ms Sandra Brydon (Ordinary Member)

Decision

The First-tier Tribunal for Scotland (Housing and Property Chamber) (the tribunal) determined that the Respondents should pay to the Applicant the sum of SIXTEEN THOUSAND POUNDS (£16,000.00) STERLING; and made an Order for Payment in respect of the said sum

Reasons

Procedural Background

1. On 25 September 2025, the Applicant's Representative made an application to the tribunal seeking a payment order against the Respondent in favour of the Applicant in respect of rent arrears as at that date of £4000.00 (the Application).



3. The Application was accepted for determination and a Case Management Discussion (CMD) was fixed for 18 May 2026 at 1000h. The parties were notified of the date, time and joining instructions for the CMD. The Respondents were required to submit any written representations in response to the Application by 8 April 2026.
4. The Respondents were served by Sheriff Officers with the Application and notification of the CMD on 19 March 2026.
5. The Respondents did not lodge any defence or written representations in response to the Application prior to 8 April 2026. On 7 April 2026, Ms McMillan wrote to request an extension to 15 April 2026 for the submission of documents.
6. The Applicant's Representative sent a number of updates to the rent arrears amount sought, up until 21 April 2026, at which time the arrears were said to be £16,000.00. Copies of all submissions and documents from the Applicant's Representative were sent by the tribunal's administration to the Respondents.
7. The Respondents did not lodge any written representations or documents prior to the day of the CMD.

Case Management Discussion (CMD) Teleconference: 18 May 2026 at 1000h

8. Ms Gordon, from the Applicant's Representative attended.
9. The Respondents attended, with a recently appointed Applicant's Representative, Mr Aitken, who said he was a self employed evictions specialist and consultant. He was asked by the clerk to email his full contact details. Those have not yet been received so his address is in the meantime shown as address unknown.

Submissions on behalf of Applicant

10. Ms Gordon sought a payment order for the amended sum of £16,000.00, being the arrears she submitted were due from the start of the tenancy to 21 April 2026.



11. Ms Gordon referred to the rent statement on page 78 of the bundle dated 27 February 2026. She explained that the company adopted a new system in February 2026 and that the rent debit for each month and arrears before that date were all manually re-entered on 5 March 2026 with a payment line for each previous month's arrears. She said on 19 January 2026, a single payment of £2000.00 was made by the Respondents. She said that the arrears figure of £16,000.00 to 21 April 2026 takes account of the 19 January 2026 payment. She explained that there is no entry line shown for rent due in January 2026, as the £2000.00 was credited against it.
12. Ms Gordon reserved the right for the Applicant to pursue the Respondents for arrears from 22 April 2026 to the end of the tenancy.

Submissions on behalf of Respondents

13. Mr Aitken originally said that the Respondents admitted that they owe rent arrears of £14,000.00 from the start of the tenancy to 21 April 2026. He was asked what the basis was for the difference from the amended sum claimed and the amount which is admitted. He stated that the Respondents made a payment of £2000.00 in January 2026. He said that he did not have a copy of the 21 April 2026 rent statement in front of him and had not taken instructions from the Respondents about whether the January 2026 payment had been accounted for.
14. The tribunal clerk sent a further copy of the 21 April 2026 rent statement to the Respondent and permitted Mr Aitken an adjournment to take instructions from the Respondents about the amount of arrears which are admitted. After the adjournment, Mr Aitken confirmed that the Respondent admit that they owe £16,000.00 rent arrears to 21 April 2026.

Findings-in-Fact

15. The Applicant is the registered proprietor of the Property.
16. There is a Private Residential Tenancy agreement between the parties in respect of the Property which started on 19 May 2025.



17. Rent is payable at the rate of £2000.00 per calendar month on 19th of each calendar month.

18. As at 21 April 2026, the Respondents had rent arrears of £16,000.00

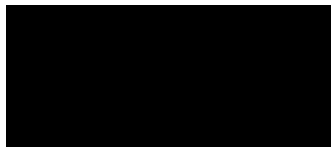
Discussion

19. The Respondents admitted that they owe rent arrears of £16,000.00 to 21 April 2026.

20. The tribunal therefore made an Order for Payment by the Respondents to the Applicant of £16,000.00 in respect of the period from the start of the tenancy to 21 April 2026.

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.



**Ms Susanne L. M. Tanner K.C.
Legal Member/Chair**

18 May 2026