



**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/25/4214**

**Re: Property at 1/3 10 Tantallon Road, Glasgow, G41 3BX (“the Property”)**

**Parties:**

**Mr Nick McCaffery, 5 Rowanlea Drive, Giffnock, G46 6BS (“the Applicant”)**

**Mr Adam Johnston, 1/3 10 Tantallon Road, Glasgow, G41 3BX (“the Respondent”)**

**Tribunal Members:**

**Alastair Houston (Legal Member) and Elizabeth Williams (Ordinary Member)**

**The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that an order for payment of £3975.00 in favour of the Applicant.**

**1. Background**

- 1.1 This is an application under rule 111 of the Chamber rules whereby the Applicant sought an order for payment in respect of rent allegedly unpaid by the Respondent. The Application was accompanied by copies of the written tenancy agreement between the parties and a rent statement.
- 1.2 No representations had been received from the Respondent in advance of the Case Management Discussion.

**2. The Case Management Discussion**

- 2.1 The Case Management Discussion took place on 27 April 2026 by teleconference. The Applicant was represented by Mrs Barclay of Happy Lets Ltd. The Respondent was neither present nor represented.
- 2.2 The Tribunal noted that intimation of the Case Management Discussion had been made to the Respondent by Sheriff Officer. Accordingly, the

Tribunal considered it appropriate to proceed in the Respondent's absence as permitted by rule 29 of the Chamber rules.

2.3 Mrs Barclay confirmed that the application was insisted upon. Possession of the property had been recovered and the arrears had increased since the application had been made, however, an order for payment was sought in the amount detailed on the rent statement accompanying the application.

2.4 The Tribunal noted that the application form did not specify an amount, rather, sought full payment of all arrears. The application was accompanied by a rent statement detailing the sum outstanding at that time. Accordingly, Tribunal granted the order sought.

### **3. Reasons For Decision**

3.1 The tenancy agreement between the parties imposed a contractual obligation upon the Respondent to pay rent of £975.00 per month. The rent statement lodged by the Applicant detailed the amount outstanding. In the absence of any representations as to why the sum sought would not be lawfully due, the Tribunal granted the order for payment.

### **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.**

# A.Houston

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Legal Member/Chair

27 April 2026  
Date