



Decision with Statement of Reasons of the First-tier Tribunal for Scotland (Housing and Property Chamber) under Section 71 (1) of the Private Housing (Tenancies) (Scotland) Act 2016.

Chamber Ref: FTS/HPC/CV/25/5121

Re: Property at 36 Huntersfield Road, Johnstone, PA5 8PP (“the Property”)

Parties:

Ms Kirsty Heffron, Riverside, 9a Miliken Park Road, Johnstone, Renfrewshire, PA10 2DB (“the Applicant”)

Miss Kirsty Fletcher, 36 Huntersfield Road, Johnstone, PA5 8PP (“the Respondent”)

Tribunal Members:

Julie McKinlay (Legal Member) and Helen Barclay (Ordinary Member)

Decision (in absence of the Respondent)

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) made a Payment Order in favour of the Applicant against the Respondent in the sum of £2479.20.

Background

1. The Applicant seeks a Payment order in respect of rent arrears said to have been accrued by the Respondent under a private residential tenancy agreement between the parties.
2. The application is accompanied by a copy of the tenancy agreement and rent statements.

Case Management Discussion

3. The application called for a Case Management Discussion (CMD) by conference call at 10am on 11 June 2026. The Applicant was represented by Louise Gordon of 247 Property Scot Ltd. There was no appearance by or on

behalf of the Respondent. The application and details of the conference call had been competently served on the respondent by personal service by sheriff officers on 8 May 2026. Being satisfied that the application and notice of the CMD had been properly served, the Tribunal decided to proceed in the absence of the respondent.

4. The Tribunal heard from the Applicant.

Findings in Fact

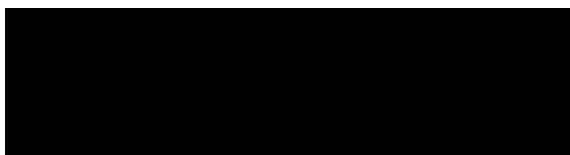
5. The parties entered into a private residential tenancy agreement dated 24 May 2019.
6. The rent payable in terms of the tenancy agreement is £570 per calendar month.
7. The respondent has been in arrears in respect of the rent since at least April 2025. The respondent made payments towards the arrears of rent at the rate of £10 per week from April 2025 until 23 October 2025. The monthly rent was paid directly to the Applicant by virtue of the Respondent's entitlement to Universal Credit. The Respondent last made payment of rent on 29 October 2025.
8. For the period to 24 October 2025 the Applicant is due rent from the Respondent in the sum of £2479.20 which is the sum claimed in the application.

Decision

9. Having made the above findings in fact the Tribunal granted the application and made a Payment order in favour of the applicants against the respondent in the sum of £2479.20.

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.



Julie McKinlay

11 June 2026

Legal Member/Chair

Date