



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/25/4473

Re: Property at 84 North Lodge Wynd, Glasgow, G33 4BF (“the Property”)

Parties:

SFH opco Limited, Casa by Moda, Central House, Otley Road, Harrogate, HG3 1UF (“the Applicant”)

Mr Josh Kenneth Isaac, Ms Kim Allison Neilly, 84 North Lodge Wynd, Glasgow, G33 4BF (“the Respondent”)

Tribunal Members:

Ms H Forbes (Legal Member) and Mrs H Barclay (Ordinary Member)

Decision (in absence of the Respondents)

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that an order for payment should be granted in the sum of £23,175

Background

1. This is a Rule 111 application whereby the Applicant is seeking an order for payment in the sum of £23175 in respect of rent arrears. The Applicant representative lodged a copy of a private residential tenancy agreement between the parties in respect of the Property, which tenancy commenced on 18th December 2024 at a monthly rent of £1775, pre-action correspondence, and a rent statement.
2. Service of the application and notification of a Case Management Discussion was made upon the Respondents by Sheriff Officer on 27th April 2026.

The Case Management Discussion

3. A Case Management Discussion (“CMD”) took place by telephone conference on 27th May 2026. Ms Rachel Boyle represented the Applicant. The Respondents were not in attendance. The start of the CMD was delayed to allow the Respondents to attend. The Respondents did not attend.

4. 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 Respondents.
5. Ms Boyle said the rent arrears are now £30675. No rent has been paid since the start of the tenancy. There was some discussion over whether to continue the application to allow an application to amend the sum sought. Ms Boyle asked the Tribunal to grant an order in the sum originally sought.

Findings in Fact and Law

6.
 - (i) Parties entered into a private residential tenancy agreement in respect of the Property which commenced on 18th December 2024 at a monthly rent of £1775.
 - (ii) The rent was increased to £1875 from 1st January 2026
 - (iii) Rent lawfully due has not been paid by the Respondents to the Applicant.
 - (iv) The Applicant is entitled to recover rent lawfully due.

Reasons for Decision

7. Rent lawfully due is outstanding. The Applicant is entitled to recover rent lawfully due. No application to amend the sum sought was made.

Decision

8. An order for payment is granted in favour of the Applicant in the sum of £23,175.

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

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Legal Member/Chair

27th May 2026
Date