



Decision with Statement of Reasons of the First-tier Tribunal for Scotland (Housing and Property Chamber) under Section 51 (1) of the Private Housing (Tenancies) (Scotland) Act 2016 (“The Act”)

Chamber Ref: FTS/HPC/CV/25/5448

Re: Property at Flat 12, 150 Second Avenue, Clydebank, G81 3BH (“the Property”)

Parties:

Mrs Gail Downes, 14 Brandywell Road, Abernethy, Perth, PH2 9GY (“the Applicant”)

Miss Karen Lyden, 13 Robert Burns Avenue, Clydebank, G81 2ED (“the Respondent”)

Tribunal Members:

Andrew McLaughlin (Legal Member)

Decision (in absence of the Respondent)

[1] 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 £3,302.04.

Background

[2] The Applicant seeks a Payment Order in respect of rent arrears together with the costs of restoring damage caused by the Respondent to the Property under a tenancy between the parties.

[3] The Application is accompanied by a copy of the tenancy agreement, rent statements and evidence showing the damage caused to the Property and invoices for the repairs.

Case Management Discussion

[4] The Application called for a Case Management Discussion (CMD) by conference call at 2pm on 1 June 2026. The Applicant was represented by her letting agent, Ms McKinlay. 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 Sheriff Officers. As the Respondent was not present, the Tribunal decided to proceed in the Respondent's absence. Having heard from Ms McKinlay, the Tribunal made the following findings in fact.

Findings in fact

- 1. The Parties entered into a tenancy agreement in terms of which the Applicant let the Property to the Respondent.*
- 2. The sum of £3,302.04 is resting owed by the Respondent to the Applicant as a result of rent arrears and restoration costs.*

Decision

[5] Having made the above findings in fact, the Tribunal granted the Application and made a Payment Order in favour of the Applicant against the Respondent in the sum of £3,302.04.

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.

Legal Member/Chair

Andrew McLaughlin

1 June 2026

Date