

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

Chamber Ref: FTS/HPC/EV/24/2366

**Re: Property at Flat 0/1, 71 Paisley Road West, Glasgow, G51 1LQ (“the
Property”)**

Parties:

**Southside Lettings (Scotland) Ltd, Southside House, 135 Fifty Pitches Road,
Glasgow, G51 4EB (“the Applicant”)**

**Miss Jean Jackson, Flat 0/1, 71 Paisley Road West, Glasgow, G51 1LQ (“the
Respondent”)**

Tribunal Members:

Gillian Buchanan (Legal Member) and Mary Lyden (Ordinary Member)

Decision

At the Hearing which proceeded by telephone conference on Tuesday 14 July 2026 the Applicant was represented by Ms Katie Young of Mellicks, Solicitors, Glasgow and the Respondent was present.

The Hearing was also in respect of the related case bearing reference FTS/HPS/CV/24/2368.

Background

At a Hearing on 20 November 2025 in respect of both this application and the application FTS/HPS/CV/24/2368 the parties made a joint motion to adjourn the applications for a period of around 3 or 4 months to allow the Respondent to demonstrate that she could continue to meet her rent obligations and additional payments of £120 towards the arrears.

The Applicant’s agent also stated if this was demonstrated, it was likely that the eviction application could be withdrawn at the next date and the payment application resolved by way of the Time to Pay application previously submitted by the Respondent.

The Tribunal therefore adjourned the applications to a date after 1 April 2026 for payment by the Respondent to be monitored.

Reference is made to the Hearing Note of 20 November 2025 and paragraph 4 thereof in particular.

Whilst a Hearing had been scheduled to proceed on 2 April 2026 that Hearing did not take place due to unforeseen circumstances affecting one of the Tribunal members. The Hearing was postponed and rescheduled to 14 July 2026.

By email dated 6 July 2026 Ms Young lodged an updated Rent Statement as at 29 June 2026.

The Hearing

At the outset of the Hearing the Tribunal noted the terms of the updated Rent Statement that reflected the Respondent having made each and every payment agreed to be due during the period from 20 November 2025 as a result of which the rent arrears had reduced considerably.

At the Hearing Ms Young for the Applicant made the following oral submissions:-

- i. She did not have any information as to whether any further payments had been made by the Respondent since 29 June 2026.
- ii. She invited the Tribunal to sist the applications to allow further payments to be monitored.
- iii. If the Tribunal was not prepared to sist the applications she invited the Tribunal to continue the applications for a period.
- iv. If the Tribunal was not prepared to sist or continue the applications she stated that they should both be dismissed. She did not have instructions to seek a payment order at this time.
- v. Ms Young confirmed that the rent had previously increased from £668.82 per month to £703.69 per month. She was not aware if the increased rent was fully covered by Universal Credit paid.

At the Hearing the Respondent stated:-

- i. She has continued to pay the agreed sum of £120 per month towards the rent arrears as agreed on 20 November 2025.
- ii. Universal Credit is paid to her and she remits the agreed sums due to the Applicant.
- iii. A family member who works in housing assists the Respondent with managing her payments.
- iv. She made a payment of £300 on 13 July 2026.
- v. She did not understand why her payments needed to be further monitored.
- vi. She wants to remain in occupation of the Property.

The Tribunal briefly adjourned.

Reasons for Decision

When the applications were made in May 2024 the rent arrears accrued stood at £6,367.94. Since then and as at 29 June 2026 the arrears had reduced to £3,131.74.

The Respondent said she had made a further payment of £300 on 13 July 2026 reducing the balance further. Whilst Ms Young could not confirm that payment the Tribunal had no reason to doubt that payment had been made given the consistent history of payments over recent months.

At the previous Hearing on 20 November 2026 the Applicant's representative stated that if the Respondent adhered to the payment agreement reached then the eviction application would likely be withdrawn. The Respondent has kept her part of that bargain but the Applicant appears to have changed its position to seek further monitoring without explanation. The role of the Tribunal is not to monitor payments or continue applications for that purpose, perhaps other than in exceptional circumstances. (Applications cannot be sisted.)

Given the good progress made by the Respondent the Tribunal dismissed the applications. The Tribunal made it clear to the Respondent that she needed to continue the payments and the arrangements put in place to facilitate those payments each month to clear the arrears and prevent further sums accruing.

Decision

Application dismissed.

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.

G. Buchanan

Legal Member/Chair

— **14 July 2026**
Date