

**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/25/5304

Re: Property at 39 Westwood Hill, East Kilbride, G75 8DD (“the Property”)

Parties:

**Jigsaw Property Investments Ltd, 12 West Coats Road, Cambuslang, G72 8AB
 (“the Applicant”)**

**Mr Stephen Harkins, 98 Mayfield Avenue, Hurlford, Kilmarnock, KA1 5DZ (“the
 Respondent”)**

Tribunal Members:

Hilary Macandrew (Legal Member)

Decision (in absence of the Respondent)

**The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the
 Tribunal”) determined that the application be decided without a hearing and
 issued an order for payment in the sum of One Thousand Five Hundred and
 Eighty Eight Pounds and Eighteen Pence (£1,588.18). The Respondent’s time to
 pay application was accepted by the Tribunal and therefore payment is to be
 made at the rate of £100 per month with the first payment commencing on 17
 July 2026.**

1) Background

1.1 The Applicant is seeking a Civil Order for payment in respect of the following:-

- (a) Rent arrears of £923.18**
- (b) Cleaning bill for deep clean of the property £300**
- (c) Supply and fitting of carpet £420**
- (d) Removal of items £420**
- (e) Deep cleaning of appliances £270**
- (f) Painting £330**

together with interest at the rate of 8% per annum.

- 1.2 The tenancy started on 28 October 2021. The rent was initially £575 per month. This increased to £625 per month in terms of the Tenancy Agreement. The tenancy ended around 27 July 2025.
- 1.3 The Respondent vacated the tenancy with rent arrears of £1,167.53. The deposit of £775 was returned to the landlord given the extent of the expenditure incurred by the landlord at the end of the tenancy.
- 1.4 The Applicant is seeking payment of the following:-
 - (a) Rent arrears of £923.18
 - (b) Cleaning bill for deep clean of the property £300
 - (c) Supply and fitting of carpet £420
 - (d) Removal of items £420
 - (e) Deep cleaning of appliances £270
 - (f) Painting £330
- 1.5 The Applicant's agents have taken into account the deposit in full being paid to the landlord in arriving at the sum claimed.
- 1.6 The application to the Tribunal was made on 9 December 2025 and was accepted for determination by the Tribunal on 31 December 2025.
- 1.7 Intimation of the application and of the Initial Case Management Discussion (CMD) was effected upon the Respondent by sheriff officer on
- 1.8 The Applicant lodged the following documents in advance of the case management discussion (CMD):-
 - Private residential tenancy agreement
 - Statement of Rent Arrears
 - Proof of Deposit Status
 - Third party invoices in support of the sums claimed
 - Inventory and Schedule of Condition with photographs
 - Move Out Report dated 2 September 2025

2) The Case Management Discussion

- 2.1 The CMD took place by tele conference on 25 June 2026 at 10am. The Applicant was represented by Mr Murray of the Landlord's Agents. The Respondent did not take part. In advance of the CMD the Respondent had lodged an application time to pay direction dated 24 June 2026.

- 2.2 The Applicant's representative confirmed that the Applicant had received the time to pay direction and was in agreement with the proposal made by the Respondent that the sum be paid in full at the rate of £100 per month.
- 2.3 Within the application for time to pay direction the Respondent took full responsibility for settlement of the debt in full and narrated his financial position.
- 2.4 The Applicant's representative confirmed that the Respondent had been in touch with the Applicant's agent's office in the days running up to the CMD and had made a payment plan with the first payment to be made on 17 July 2026.
- 2.5 The Applicant's agent confirmed that the Applicant would accept payment at the rate of £100 per month commencing 17 July 2026.
- 2.6 The Applicant's agent was able to speak to the rent statement provided to the Tribunal. The Applicant's agent confirmed that his letting agency received the rent and accounted to the landlord and was able to confirm the figures given in the statement.
- 2.7 The Applicant's agent was able to confirm that his company carried out the inspection at the beginning and end of the tenancy and made arrangements for the work to be carried out in accordance with the invoices in relation to cleaning, carpet and removal of items.
- 2.8 The Tribunal was satisfied that the invoices in respect of cleaning, removal and the new carpet were reasonable expenses incurred by the Applicant for which the Respondent was contractually bound to pay in terms of the lease.
- 2.9 The Tribunal was satisfied from the statement of rent arrears that the sum of £923.18 was due to be paid by the Respondent. It was noted that the deposit had been returned in full to the Applicant and that this had been set off against the arrears of rent and the expenditure incurred by the landlord at the end of the tenancy.
- 2.10 Rule 17 of the First-Tier Tribunal for Scotland (Housing and Property Chamber) (Procedure) Regulations 2017 provides that the Tribunal may do anything at a CMB which it may do at a hearing, including making a decision. The Tribunal was satisfied that it had before it sufficient information and documentation to decide the application without a hearing.

3) Reason for Decision

- 3.1 The Tribunal was satisfied from the statement of rent arrears that the sum of £923.18 was due to be paid by the Respondent. It was noted that the deposit had been returned in full to the Applicant but that there had been a shortfall between the rent at eviction and the rent arrears sought and therefore the arrears claimed in the application were correct.

- 3.2 The Tribunal was satisfied that all the costs claimed supported by invoicing were reasonable expenses incurred by the Applicant for which the Respondent was contractually bound to pay in terms of the lease.
- 3.3 There being no provision for interest in terms of the lease, and no submission made regarding the application of interest, no interest falls to be added.

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.

Hilary Macandrew

Legal Member/Chair

25/06/26

Date