

Housing and Property Chamber

First-tier Tribunal for Scotland



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

Chamber Ref: FTS/HPC/CV/25/5001

Re: Property at Flat 3-1, 18 Robert Street, Port Glasgow, PA14 5NS (“the Property”)

Parties:

Wego Home Ltd, Oak Cottage Bridge Road Colby Norwich, England, NR11 7EA (“the Applicant”) and

Corbett and Shields Ltd, 1 Ratho Street Greenock PA15 2BU (“the Applicant’s Representative”) and

Mr Paul Dowds, 7 Cromdale Road, Port Glasgow, PA14 6LT (“the Respondent”)

Tribunal Member:

G McWilliams- Legal Member

Decision in absence of the Respondent

Background

- 1. The Applicant has applied under Rule 111 of The First-tier Tribunal for Scotland Housing and Property Chamber Rules of Procedure 2017 (“the 2017 Rules”) (Application for civil proceedings in relation to a private residential tenancy) for an order for payment in respect of rent arrears.**

Case Management Discussion

- 2. A Case Management Discussion (“CMD”) proceeded remotely by telephone conference call at 2.00pm on 9th July 2026. The Applicant’s Representative’s Ms A Weston attended. The Respondent, Mr Dowds, did not attend and was not represented.**
- 3. The Tribunal noted that Sheriff Officers intimated the Application and effected notification of the CMD to Mr Dowds by serving the relevant papers on him personally at his above address on 4th June 2026.**

4. Ms Weston referred to the Application papers and asked the Tribunal to grant an order for payment in the sum of £1095.50. She stated that she had previously tried to arrange a rent arrears repayment plan with Mr Dowds but he had not responded. She said that she wasn't aware of Mr Dowds' employment status.

Statement of Reasons for Decision

5. In reaching their decision the Tribunal had regard to the terms of Section 71 of The Private Housing (Tenancies) Act 2016 provides as follows:

- (1) In relation to civil proceedings arising from a private residential tenancy-
 - (a) the First-tier Tribunal has whatever competence and jurisdiction a sheriff would have but for paragraph (b),
 - (b) a sheriff does not have competence or jurisdiction.
- (2) For the purposes of subsection (1), civil proceedings are any proceedings other than-
 - (a) the prosecution of a criminal offence,
 - (b) any proceedings related to such a prosecution.

6. Accordingly, the Tribunal has jurisdiction in relation to claims by landlords (such as the Applicant) for payment of unpaid rent against a tenant (such as the Respondent) in respect of a Private Residential Tenancy ("PRT").

7. The Tribunal considered all of the Application papers, and the submission of Ms Weston. Having done so, the Tribunal finds in fact, on a balance of probabilities, and in law that the Respondent, Mr Dowds, owes rent arrears, arising from the parties' PRT, in the sum of £1095.50 and that the Applicant, Wego Home Ltd, is entitled to an order for payment to them by Mr Dowds of that amount. Mr Dowds has not lodged representations with the Tribunal or attended the CMD to provide any evidence, and/or make any submission, to oppose and contradict the basis for the order sought by Wego Home Ltd. Accordingly, the Tribunal is satisfied that it is reasonable to grant an order for payment by the Respondent, Mr Paul Dowds, to the Applicant, Wego Home Ltd, in the sum of £1095.50.

Decision

8. Therefore, the Tribunal makes an order for payment by the Respondent, Mr Paul Dowds, to the Applicant, Wego Home Ltd, of the sum of ONE THOUSAND AND NINETY FIVE POUNDS AND FIFTY PENCE (£1095.50) STERLING.

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 McWilliams

9th July 2026

Tribunal Legal Member

Date