



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/25/5241

Re: Property at Flat 2/1, 126 Cumming Drive, Glasgow, G42 9BW (“the Property”)

Parties:

Garnet Terrace Property Company, 103 Douglas Street, Glasgow, G2 4HA (“the Applicant”)

Mr Fearghus Mortimer, Flat 2/1, 126 Cumming Drive, Glasgow, G42 9BW (“the Respondent”)

Tribunal Members:

Julie McKinlay (Legal Member) and Jane Heppenstall (Ordinary Member)

Decision (in absence of the Respondent)

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 £3054.00.

Background

1. The Applicant seeks a Payment order in respect of rent arrears said to have been accrued by the Respondent under a private residential tenancy agreement between the parties.
2. The application dated 4 December 2025 is accompanied by a copy of the tenancy agreement and rent statements as well as two rent increase notices dated 1 February 2022, 12 June 2023, 3 June 2024 and 20 July 2025.

Case Management Discussion

3. The application called for a Case Management Discussion (CMD) by conference call at 10am on 19 June 2026. The Applicant was represented by Mrs Olivia Robertson, a Solicitor. 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 personal service by sheriff officers on 26 May 2026. Being satisfied that the application and notice of the CMD had been properly served, the Tribunal decided to proceed in the absence of the respondent.
4. The Tribunal heard from the Applicant.

Findings in Fact

5. The parties entered into a private residential tenancy agreement dated 20 October 2020.
6. The rent payable in terms of the tenancy agreement was initially £500 per calendar month payable on the 28th day of each month. By virtue of the Rent Increase Notice dated 1 February 2022 the rent was increased to £520 per calendar month payable from 28 May 2022. By virtue of a Rent Increase Notice dated 12 June 2023 the rent was increased to £535 per calendar month. is £570 per calendar month with effect from 28 September 2023. By virtue of a Rent Increase Notice dated 3 June 2024 the rent was increased to £578 per calendar month from 28 November 2024. By virtue of a Rent Increase Notice dated 20 July 2025 the rent was increased to £700 per calendar month from 28 October 2025.
7. The respondent had accrued arrears of rent as of 28 January 2025 of £500. Following service of a Notice to leave on 22 August 2025, the Respondent ceased making payment of the rent. As of 1 December 2025, the Applicant is due rent from the Respondent in the sum of £3054.00 which is the sum claimed in the Application.

Decision

8. Having made the above findings in fact the Tribunal granted the application and made a Payment order in favour of the applicants against the respondent in the sum of £3054.00.

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.

Julie McKinlay

Legal Member

Date: 19/06/2026