



**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/26/0466

Re: Property at G/1 91 Holmscroft Street, Greenock, PA15 4DF (“the Property”)

Parties:

**Mrs Jacqueline O'Neill, Mr James O'Neill, 4 Ascog Place, Wemyss Bay, PA18
6DZ (“the Applicant”)**

**Miss Leanne Jay, G/1 91 Holmscroft Street, Greenock, PA15 4DF (“the
Respondent”)**

Tribunal Members:

Mark Thorley (Legal Member) and Gerard Darroch (Ordinary Member)

Decision (in absence of the Respondent)

**The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the
Tribunal”) determined that an order for payment by the Respondent to the
Applicant in the sum of £3720 (Three Thousand Seven Hundred and Twenty
Pounds) be made together with interest at the rate of 4% per annum from the
date of the order until payment.**

- Background

The applicant applied to the tribunal for an order for payment in respect of outstanding rent arrears. The application was dated 29th January 2026 and was accompanied by a copy of the tenancy agreement and rent statement. The application was served upon the respondent by sheriff officers. The respondent made written representations and did not dispute the level of rent arrears.

- The Case Management Discussion

At the case management discussion Mr Caldwell Solicitor appeared on behalf of the applicant. There was no appearance by or for the respondent. Mr Caldwell indicated that arrears had continued to accrue. Rent was due in the sum of £510 per month and payment was being made at the rate of £400 per month.

- Findings in Fact
 1. Parties had entered into a private residential tenancy agreement for the rental of the property with rent payable at the rate of £510 per month.
 2. At the date of application the sum of £3720 was due in terms of rent.
- Reasons for Decision

The applicant had produced paperwork establishing that there was outstanding rent arrears at the date of application in the sum of £3720. The respondent did not attend at the case management discussion. The respondent had lodged a written submission in which she did not dispute the sum of rent arrears. The tribunal accepted the amount of rent arrears as set out by the applicant and ordered that this sum be paid together with interest at the rate of 4% per annum from the date of the order until payment.

- Decision
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To make an order for payment by the respondent to the applicant of the sum of 3720 pounds together with interest at the rate of 4% per annum from the date of the order until payment.

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.

Mark Thorley

22nd June 2026

Legal Member/Chair

Date

