

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) (Scotland) Act 2016

Chamber Ref: FTS/HPC/CV/25/4009

Property: 5 Beech Avenue, Elderslie PA5 9LF ("Property")

Parties:

Surjit Singh, 11 Barnhill Avenue, Newton Mearns G77 5FY ("Applicant")

Emmerson Homes, 36 High Street, Johnstone PA5 8AH ("Applicant's Representative")

Lisa Rose, 17 The Old Nursery, Kippen, Stirling FK8 3DJ ("Respondent")

Tribunal Members:

Joan Devine (Legal Member)

Decision

The First-tier Tribunal for Scotland (Housing and Property Chamber) ("Tribunal") determined that an order for payment of £4,100 should be made.

The Applicant sought an order for payment of £4,650 in respect of rent arrears. The Applicant had lodged Form F. The documents produced were: a Tenancy Agreement which commenced on 1 April 2025 and a statement of rent arrears.

A case management discussion was fixed for 13 August 2026. Intimation of the date and time of the CMD was given to the Respondent by sheriff officer on 4 August 2026. The application was served on the Respondent at 17 The Old Nursery, Kippen, Stirling FK8 3DJ.

Case Management Discussion ("CMD")

A CMD took place before the Tribunal on 13 August 2026 by teleconference. The Applicant was represented by Kellie Deans of the Applicant's Representative. There was no attendance by the Respondent. Ms Deans told the Tribunal that the Respondent vacated the Property in 2025 which was why arrears were only claimed up to 10 September 2025. She said there had been no recent contact with the Respondent. She said that the deposit of £550 had been received and applied to the arrears which reduced the sum claimed to £4,100.

Findings in Fact

The Tribunal made the following findings in fact:

1. The Applicant and the Respondent entered into a Tenancy Agreement which commenced on 1 April 2025.
2. In terms of the Tenancy Agreement rent was due at the rate of £775 per month.
3. The Respondent failed to pay the rent in full for the period 1 April 2025 to 10 September 2025. The unpaid amount was £4,650.

Reasons for the Decision

The Tribunal allowed the sum claimed to be amended to £4,100. The Tribunal determined to make an Order for payment. In terms of the tenancy agreement rent was due at the rate of £775 per month. The Respondent failed to pay the rent in full for the period 1 April 2025 to 10 September 2025. The unpaid amount was £4,650. After deduction of the deposit of £550 a balance of £4,100 remained due.

Decision

The Tribunal grants an order for payment of £4,100.

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.

Joan Devine

**Joan Devine
Legal Member**

Date : 13 August 2026