



**Decision with Statement of Reasons of the First-tier Tribunal for Scotland
(Housing and Property Chamber) under Section 16 of the Housing (Scotland)
Act 2014**

Chamber Ref: FTS/HPC/CV/26/0753

Re: Property at 2/3 38 Eastside, Kirkintilloch, Glasgow, G66 1QH (“the Property”)

Parties:

Mr Colin Lang, 3 Hayston Road, Kirkintilloch, Glasgow, G66 1BW (“the Applicant”)

Mr John Kelly, 2/3 38 Eastside, Kirkintilloch, Glasgow, G66 1QH (“the Respondent”)

Tribunal Members:

George Clark (Legal Member) and Elaine Munroe (Ordinary Member)

Decision (in absence of the Respondent)

The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the Tribunal”) determined that the application should be decided without a Hearing and made an Order for Payment by the Respondent to the Applicant of the sum of £6,200.

1. By application, dated 16 February 2026, the Applicant sought an Order for Payment in respect of unpaid rent that had become lawfully due by the Respondent to the Applicant. The sum sought was £2,700.
2. The application was accompanied by a copy of a Private Residential Tenancy Agreement between the Parties commencing on 6 December 2024 at a rent of £550 per month (subsequently reduced to £500 per month), and a Rent Statement showing arrears at 6 December 2025 of £2,700.
3. On 30 July 2026, the Tribunal advised the Parties of the date and time of a Case Management Discussion, and the Respondent was invited to make written representations by 20 August 2026. The Respondent did not make any written representations to the Tribunal.

4. On 3 September 2026, the Applicant's representatives provided the Tribunal with an updated Rent Statement showing arrears of £5,700 at 6 August 2026 and a letter of 3 September 2026 to the Respondent advising that by that date, the arrears had increased to £6,200.

Case Management Discussion

5. A Case Management Discussion was held by means of a telephone conference call on the afternoon of 9 September 2026. The Applicant was represented by Miss Katrina O'Neill of CODA Estates Limited, Lenzie. The Respondent was not present or represented.
6. The Applicant's representative told the Tribunal that no payments of rent had been received since the Rent Statement submitted on 3 September 2026. The Applicant was seeking an Order for Payment of the sum of £6,200.

Reasons for Decision

7. 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 Case Management Discussion which it may do at a Hearing, including making a Decision. The Tribunal was satisfied that it had before it all the information and documentation it required to enable it to decide the application without a Hearing.
8. The Tribunal was satisfied that the sum sought in the application, as amended to £6,200, had become lawfully due by the Respondent to the Applicant.

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. Clark

09 September 2026

Legal Member/Chair

Date