



**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/26/0850

**Re: Property at Flat 2/2 78 Westmoreland Street, Glasgow, G42 8LQ (“the
Property”)**

Parties:

Ms Pegah Monem, 35 Devonshire road, Mill Hill, NW7 1NE (“the Applicant”)

**Miss Nicoleta Covaci, Flat 0/1 18 Hollybrooks street, Glasgow, G42 7EH (“the
Respondent”)**

Tribunal Members:

Gabrielle Miller (Legal Member)

Decision (in absence of the Respondent)

**The First-tier Tribunal for Scotland (Housing and Property Chamber) (“the
Tribunal”) determined that the Applicant is entitled to an order for payment for
£4200 (FOUR THOUSAND TWO HUNDRED POUNDS).**

Background

1. An application was received by the Housing and Property Chamber dated 20th February 2026. The application was submitted under Rule 111 of The First-tier for Scotland Housing and Property Chamber (Procedure) Regulations 2017 (“the 2017 Regulations”). The application was based on the Respondent not maintaining rent payments.
2. On 27th July 2026 all parties were written to with the date for the Case Management Discussion (“CMD”) of 26th August 2026 at 2pm by teleconferencing. The letter also requested all written representations be submitted by 13th August 2026.
3. On 7th August 2026, sheriff officers served the letter with notice of the hearing date and documentation upon the Respondents. This was evidenced by Certificate of Intimation dated 7th August 2026.

The Case Management Discussion

4. A CMD was held 26th August 2026 at 2pm by teleconferencing. The Applicant was present and represented herself. Mr Jasar Momen, the Applicant's father, was present for moral support for the Applicant. The Respondent was not present. The Tribunal proceeded in terms of Rule 29 of the Rules. The Respondent did not make any representations in advance of the CMD.
5. The Applicant said that she has never dealt with the Respondent. She has always dealt with her adult son. The Respondent speaks Romanian. Her son can also speak English. The Tribunal will make sure that this CMD decision is translated into Romanian when sent to the Respondent.
6. The Respondent was evicted by the Tribunal for rent arrears. The Applicant said that she had spoken to the Respondent's son prior to them being evicted. He said that rent would be paid if she let them to continue to live in the Property.
7. The Applicant believes that the Respondent had issues with her benefits but that they have been reinstated. She applied for direct payments from the DWP but this was refused. She does not know why this was refused.
8. The Tribunal was satisfied that the outstanding amount for £4200 was due to the Applicant by the Respondent and that it was appropriate to grant an order accordingly.

Findings and reason for decision

9. A Private Rented Tenancy Agreement commenced 3rd October 2021. The tenancy ended on 8th May 2026.
10. The Respondent persistently failed to pay her rent charge of £550 per month.
11. The Respondent has not made any offers of payment to the arrears.
12. The Applicant has attempted a direct payment application with the DWP to address the arrears. This was refused. By the end of the tenancy, prior to this application being raised, the arrears had accrued to £5500.
13. The arrears sought are £4200.

Decision

14. The Tribunal found that the Applicant was entitled to be granted an order for payment amounting to £4200.

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.

Gabrielle Miller

Legal Member/Chair

26th August 2026

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Date